

# Marketplace at Hillsboro II

## Planned Commerce District (PCD)

City of Coconut Creek, FL



**Commission Approved Ord. 144-96 on 8/7/96**

**P&Z Revison Approved \_\_\_\_\_**

**City Commission Rezoning of Main Retail and**

**Two Outparcels Approved Ord. \_\_\_\_\_**

## Amended PCD Project Team, 2021

### ATTORNEY:

John D. Voigt, Esq.  
Doumar Allsworth et al  
1177 SE 3<sup>rd</sup> Ave.  
Fort Lauderdale, FL 33316  
954.762.3400  
JDVoigt@aol.com

### PLANNER:

James Kahn, AICP  
Keith & Associates, Inc  
301 E. Atlantic Blvd.  
Pompano Beach, FL 33060  
954.788.3400  
jkahn@keithteam.com

### ARCHITECT

Douglas A. Mummaw, AIA, NCARB  
Mummaw and Associates Inc.  
4730 NW Boca Raton Blvd.  
Suite 101  
Boca Raton, FL 33431  
561.361.0375  
dam@mummaw.com

### LANDSCAPE ARCHITECT

Grant D. Thornbrough, PLA.  
Carol Perez, PLA.  
AGTLAND, P.A.  
132 N. Swinton Ave.  
Delray Beach, FL 33444  
561.276.5050  
carol@AGTLAND.com

### SIGNAGE DESIGNER

Glen Welden & Associates Inc.  
5126 7<sup>th</sup> Avenue North  
St. Petersburg, FL 33710  
864.353.8026  
gwadesign@gmail.com

### DEVELOPER/ PROPERTY OWNER:

James Batmasian  
Hillsboro Marketplace Investments LLC  
215 N. Federal Hwy  
Boca Raton, FL 33432  
561.392.8920  
reisen@investmentslimited.com

### CIVIL ENGINEER:

Andrew Savage, PE  
Bohler Engineering  
2255 Glades Rd. Suite 305  
Boca Raton, FL 33431  
561.3334.1185  
asavage@bohlereng.com

### SURVEYOR

David P. Lindley, PLS  
Caulfield & Wheeler, Inc.  
7900 Glades Rd.  
Boca Raton, FL 33434  
561.392.1991  
dave@cwiasoc.com

### TRAFFIC ENGINEER

MacKenzie Engineering & Planning  
Shaun G. MacKenzie, P.E.  
10612 SW Ginger mill Dr  
Port St. Lucie, FL 34987  
772.286.8030  
shawn@mackenzieengineering.com

### LEED PROFESSIONAL

Margaret Fitzsimons, Assoc. AIA, LEED AP  
M-Fitzsimons, Inc.  
150 East Palmetto Park Rd.  
202.257.1311  
margaret@m-fitzsimons.com

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## I. INTRODUCTION

### A. Purpose and Intent

The City of Coconut Creek Land Development Code Section 13-355 provides regulation for establishing a Planned Commerce District (PCD). The intent of the district is to provide flexibility in the use and design of structures and property to provide comprehensively planned nonresidential development that is compatible with surroundings.

The Marketplace was approved as a PCD in 1996 containing approximately 146,468 square feet of retail. The original 1996 PCD analysis included the chevron station but the station was not part of the PCD. The original PCD spelled out the development criteria to be utilized in developing the main center as well as individual outparcels and addressed Special Land Uses as permitted by the City code. The PCD also identified out parcels, architectural standards, signage, and other development standards to create a unified design. Over the past 24 years the City's Land Development Code (LDC) has been continuously amended to reflect current standards. The existing Marketplace reflects the past code requirements and as such amending the PCD will require working within the built environment. The proposed redevelopment has attempted to blend new code requirements with the previous PCD everywhere practical. It is the intent to keep the previously developed outparcels vested under their current site plans and undeveloped outparcel areas to conform as much as practical to current codes with the new PCD. Where deviation from the LDC is necessary, it is reflected in the new PCD standards, herein. The new PCD reflects current ownership and incorporates revisions to enable redevelopment based on evolved retail center standards. It is the intent to vest the three previously developed outparcels (Tire Choice, Walgreens, and Burger King) with their approved site plans and to repeal the original PCD as it relates to the Main Retail Center, the Tire Choice site and the vacant outparcels (all under the same ownership) and replaced with the new PCD by rezoning. This application for rezoning contains 13.63 acres as identified in **Exhibit A.1**. A recent survey has been included as **Exhibit A.2** (Survey) and contains 16.25 acres, with Parcel NO. 4842-05-13-0021 (currently Walgreens) and 4842-05-12-0012 (currently Burger King), which are not included in this rezoning and will remain vested under the original 1996 Marketplace at Hillsboro PCD.

It is the intent ~~to~~ of the PCD to meet or exceed standards and provide amended standards which reflect current design improvements that will enable the redevelopment of the Marketplace.

**Exhibit B** illustrates the folio numbers of the PCD and ownership. **Exhibit Q** is the original 1996 PCD for historical reference, particularly related to the Walgreens and Burger King outparcels which will remain subject to the 1996 PCD.

## B. Definitions

The definitions that pertain to the subject PCD are those contained in this document and in Section 13-355, "PCD, planned commerce district – Generally," of the City of Coconut Creek Land Development Code. If any conflict exists in the definitions contain herein and those contained in Section 13-355, the definitions contained herein shall prevail.

## C. Project Location and Data

The subject property is located on the north side of Hillsboro Blvd. at the NE corner of Lyons Road. To the east is the Leder Hillsboro PCD, to the west across Lyons Road is the Broward County Helene Klein Pineland Preserve natural area, to the north is the Lyons Gate residential neighborhood along with landscape nursery areas and unincorporated single-family area, and to the south is a 7-Eleven on the corner with retail businesses along Hillsboro Blvd. and an entrance to the Deerfield Lake Mobile Home Park. See **Exhibit C** for a Location Map.

The property was platted as two different plats (Hillsboro Center and Hillsboro Center-No.2 Plat), see **Exhibit D**. The plats were recorded in 1989 and 1990 respectively and have not had any amendments. The current plat note restrictions are as follows:

Hillsboro Center: 138,300 square feet of commercial use

Hillsboro Center No.2.: 24,900 SF of commercial use and 5,200 SF of bank/commercial.

The total square feet use restriction on both plats is 168,400 square feet. The PCD has three access points on Hillsboro Blvd. one on Lyons Road, and one on NW 71<sup>st</sup> Street as approved by the plats.

The Marketplace was originally approved by the Coconut Creek City Commission on August 8, 1996 by Ordinance No. 144-96. The approved PCD identified six outparcels and a main retail center with 146,468 square feet see **Exhibit E** for 1996 approved Master Plan. In 1996 the Chevron Station was the only developed parcel and was included in calculations although it was not part of the PCD. Subsequently three additional outparcels have been approved and developed; Burger King (**Exhibit S**), Walgreens (**Exhibit R**), and Tire Choice (**Exhibit T**) utilizing the original 1996 PCD standards. It is the intent of the new PCD to vest these three developed outparcels under their existing, previously approved site plans. Further, for redevelopment purposes, the Burger King and Walgreens parcels will remain under the original 1996 PCD standards while the Tire Choice, which remains under the same ownership as the main retail center and the two currently undeveloped outparcels, will be rezoned and subject to the new PCD. The two vacant outparcels are addressed in the new PCD standards as well. Special Land Use requirements identified in the original 1996 PCD for developed outparcels is intended to be continued.

## D. Proposed Development

The economy and especially the retail trade have experienced dramatic changes in the past two decades. As a result, retail centers such as the Marketplace have experienced major tenant shifts and older centers have become less attractive as they no longer provide the experience demanded by today’s consumers. As a result, the Marketplace is a perfect candidate for redevelopment into a vibrant commercial hub, providing an enhanced consumer experience to the residents of Coconut Creek by updating the architecture, landscaping, signage, and sustainability features. The existing uses are illustrated on **Exhibit F**.

The new PCD standards only apply to the areas controlled by the major property owner (main retail center, two vacant outparcels, and Tire Choice) and are illustrated on **Exhibit G**, Proposed Amended Master Plan. It is the intent that the developed outparcels are vested under the approved site plans (See **Exhibits R, S, and T** for approved site plans) and the Walgreens and Burger King parcels, which are not under the ownership of the main developer, will remain under the original 1996 PCD.

The design of the proposed amended area required working with existing constraints including main retail building and tenant constraints, maintaining the function of developed outparcels, existing utilities including water, sewer, and drainage, and existing landscaping. The proposed design is a result of working within constraints while maximizing interconnectivity, common architecture, pedestrian experience, and superior signage with an updated landscape palette. The updating of the site to provide increased pedestrian interconnectivity and plaza areas within the site constraints has required requesting that these areas be counted towards open space.

Creating a vibrant retail center requires a mix of tenants in a vibrant environment. The proposed master plan provides the following breakdown of the new PCD components, including both the developed outparcels and the proposed new PCD in Table I and illustrated on **Exhibit G**. Table I identifies the total proposed square footage as 141,955, including Chevron which is not part of the PCD but counted towards plat restrictions. There is a square footage balance of 19,323 available on the Hillsboro Center Plat and 7,122 square feet balance available on the Hillsboro Center – No. 2 Plat. Based on this information, additional development is possible within the approved plat note restrictions. It is not the intent of the new PCD to restrict future redevelopment within the current plat limits or future plat note amendments.

**Table I**  
**Existing and Proposed Development**

Use	Existing	Proposed	Plat
Main Retail	108,468 SF	0 SF	Hillsboro Center
Vacant parcel Retail*	0 SF	4,672 SF	Hillsboro Center
Outparcel Chevron	3,073 SF (BCPA)	0 SF	Hillsboro Center
Outparcel Burger King	2,764 SF	0 SF	Hillsboro Center
<b>Subtotal</b>	<b>114,305 SF</b>	<b>4,672 SF</b>	
Outparcel Walgreens	14,478 SF	0 SF	Hillsboro Center #2
Vacant Parcel *	0 SF	1,900 SF	Hillsboro Center #2
Outparcel Tire Center	6,600 SF	0 SF	Hillsboro Center #2
<b>Subtotal</b>	<b>21,078 SF</b>	<b>1,900 SF</b>	
<b>Total Combined</b>	<b>135,383 SF</b>	<b>6,572 SF</b>	Combined
<b>Total</b>	<b>141,955 SF of Existing and Proposed</b>		
*Proposed development on outparcel-actual square feet might vary during site plan review process. Existing square feet are shown as a base line may also be expanded subject to platting requirements.			

## II. EXISTING CONDITIONS

### A. Natural Features

The site is developed except for two small outparcels. There are no wetlands, and the area is not a Local Area of Particular Concern. The property is not located within a Broward County Wellfield designated area and will comply with all County Wellfield Protection Ordinances as applicable.

### B. Existing Conditions

The property is currently developed except for two small outparcels; one on Hillsboro Blvd. and another on Lyons Road. See **Exhibit H** for Future Land Use map. There is a wall separating the project from the neighborhood located to the north along NW 71<sup>st</sup> Street and the Leder PCD to the east. There is parking surrounding the buildings with a cross access agreement between all parcels. The site currently has three driveways on Hillsboro Blvd. and one on Lyons Road in addition to one access point on NW 71 Street. Driveways on arterials are right in and/or right out. There is a left turn in eastbound at the main entrance on Hillsboro Blvd. There is a retention area on the north side behind the main retail building.

### C. Future Land Use and Zoning



The property is designated Commercial on the City of Coconut Creek Future Land Use Map and Commerce on the Broward County Land Use Plan Map. **Exhibit H** depicts the City of Coconut Creek Future Land Use Plan designations on the property and surrounding area.

The property is currently zoned PCD (Marketplace at Hillsboro Planned Commerce District). **Exhibit I** depicts the zoning of the property and surrounding properties.

The PCD is supported by the City of Coconut Creek Land Use Plan in the Land Use Element by the following:

**Goal II-2.0.0**

Provide a broad range of convenient, accessible, and attractive commercial, office, and commercial recreation facilities sufficient to serve permanent populations.

**Objective II-2.1.0**

Accommodate office, retail and other activities needed for the provision of goods and services to permanent and seasonal populations.

**Policy II-2.1.1** Designate commercial areas on the Future Land Use Map. Locate and size the areas in accordance with the commercial planning guidelines set forth in Policy II-2.1.5 of this Future Land Use Element.

**Policy II-2-1-2**

Permit those land uses within designated commercial areas which are identified in the Commercial Permitted Uses subsection of the implementation Requirements section of the comprehensive plan.

**Policy II-2.1.3**

To allow both public and private sectors to respond to changing conditions and permit the appropriate location of neighborhoods, up to 5 percent of the area designated residential within a flexibility zone may be used for neighborhood commercial uses, subject to a determination by Broward County Commission that such allocation is compatible with adjacent land uses in those specific instances established in Policy 13.01010 of the Broward County Land Use Plan, and subject to the restrictions identified within the residential permitted use subsection section of the plan implementation requirement section.

**III. PROJECT DEVELOPMENT**

## A. Proposed Uses

The original 1996 PCD (Exhibit Q) listed Sections 13-621 to 13-630 of the City of Coconut Creek Code of Ordinances as adopted at the time, and itemized all the permitted uses within those sections for the PCD. This new PCD incorporates Section 13- 621(Master Business List) for the B-3 category.

## B. Development Standards

The new PCD proposes to meet or exceed the standards in the original 1996 PCD approval. The majority of the original PCD has been permitted and constructed, therefore changes to the main building are more of the aesthetic nature, and physical changes center around the pedestrian experience which includes the promenade connectivity to Hillsboro Boulevard, pedestrian plazas, parking and landscaping layouts.

Table II A identifies the proposed development standards for the main parcel (excludes vacant out parcels and built, site plan vested outparcels). The following is an overview description of the items that are proposed to be amended:

- The original 1996 PCD specified specific permitted uses in the code. The new PCD list consists of uses found in the Master Business List in the B-3 section of the Land Development Code. Any uses existing on the site, which are not on the current B-3 list, would be grandfathered.
- 1996 development standards are incorporated with the exception of parking, open space and landscape.
- The original 1996 PCD was approved with a total of 562 parking spaces justified by a shared-use parking analysis which envisioned current and future uses for the entire plaza site including outparcels. The parking analysis was updated for the 2021 redevelopment and justifies 583 parking spaces for the entire plaza site including all outparcels. Although this new PCD does not include Walgreens or Burger King, due to the nature of the shared parking, it is prudent to continue to consider the entire plaza when calculating parking. Further discussion can be found in Section E. To achieve greater pedestrian connectivity and corresponding landscape enhancements, the new PCD has adjusted the parking area layouts. The redesign of the main parking provided 10 x 20 spaces except for a few locations not feasible due to existing conditions. The vacant out parcel on the west will utilize the existing approved buffer and parking along Lyons Road with the existing access which aligns with Walgreens.
- The buffer on Hillsboro Blvd. will be upgraded to reflect the Hillsboro Blvd. Design Guidelines which call for a 25 foot buffer with a 10 foot meandering sidewalk along all redeveloped areas. The original 1996 PCD had a 20 foot buffer and a straight 6 foot sidewalk which will remain until the vested outparcels are either redeveloped or some

other agreement with the City made, and the buffer is built according to the new Hillsboro Corridor Design Guidelines.

- The 25 foot buffer on Hillsboro Blvd. is designed to allow pedestrian /patios and overhangs as well as other features such as Trellis features adjacent to a building to enhance the pedestrian experience to the east parcel.
- The original 1996 PCD was unclear as to the percent of open space, the current code requires open space of 20 percent which cannot be achieved in the redevelopment due to existing conditions. Redesign of the parking and adding pedestrian connectivity and pedestrian areas has made the required 20 percent unachievable. However, the proposed design was based on not only achieving the code to the greatest extent possible, but exceeding the expectations by creating an environment that totaled 23.8% when including improvements such as the main retail promenade, signature walkway from Hillsboro Boulevard, plazas, and pedestrian areas with trellis features. As a result, the effective open space can be achieved, see **Exhibit J**. All the added features provide the intent of providing open space with amenities and is a vast improvement and is included in the new PCD. The existing vested outparcels with approved site plans not being redeveloped remain at open space percentages previously approved. Foundation planting was not a part of the original 1996 PCD nor the original site plan, and is difficult to achieve in an existing environment. An alternative solution is proposed to meet the intent of the current code as illustrated in **Exhibit K**.

<b>TABLE II A New Marketplace at Hillsboro II PCD DEVELOPMENT STANDARDS (Does not include outparcels)</b>		
<b>Standard</b>	<b>Code Required</b>	<b>Proposed Amended PCD</b>
MIN. Open Space Sec. 13 335 (d)(4)(8)	20%	23.8 (based on alternative solutions) (See Exhibit J Open Space, and Page 13 Open Space Requirements)
Landscape Islands Sec.13-443(12)(a)	Every 10 spaces 10 Ft. wide	Parking spaces and landscape islands on the north side of the main building have been reconfigured. Existing islands were nonconforming ranging from as little as 3 feet 9 feet. The revised islands are improved with a minimum of 9 feet wide.
Min. distance to Building and Parking Sec. 13-443 (10)(a)	10' Foundation Planting 7,627 SF required	Main Parcel Existing building and pedestrian walkway prevent compliance Alternative solution a min. of 91% (6,931 SF/ 91%). See Exhibit K for illustration of propose alternative solution. The rear of main building remains unchanged and non-conforming. <b>** See note</b>

Minimum Landscape- Trees Sec.13-443	Total Trees - 397 Perimeter - 59 Street Trees - 24 VUA - 143 Bldg/Parking - 70	Proposed - 354 Proposed - 54 Proposed - 20 Proposed - 140 Proposed - 48 <b>*See note</b>
Parking Design Standards Se. 13-399(a)(c)	10x20 stalls	Parking spaces that were nonconforming on the north side of the main building have been restriped to a more efficient layout, however the space sizes are still nonconforming.
Parking Design Standards Sec. 13-399(k)	Access to parking 50 Ft. from ROW	Existing approvals do not meet this requirement. Main entrance into center and outparcels to remain.
Parking Requirements Sec. 13-401(b)	Shopping centers rate	Shared parking analysis Sec. 13-405 (See <b>Exhibit N</b> )
Species Diversification Sec. 13-444	Main Parcel 10% Max Palm 90% Min. Trees 20% Max. small trees 30% Min. Medium trees 40% Min. Large Canopy trees	15% Palms 85% Trees 34% Small trees 26% Medium trees 25% Large canopy trees
Landscaping between bldg./pkg	Main Parcel 70 trees required	Proposed 48 Trees <b>*See note</b>
Tree canopy mitigation	Main parcel Removed 29,604 Sf	Proposed 38,650 SF

**\*Missing code required trees, due to easements and existing condition, shall be converted to a contribution to the Tree Fund. See individual landscape plans for specific requirements. \*\* Missing code required shrubs, due to limited space or alternative design solutions, shall be placed elsewhere on the site. See individual landscape plans for specific requirements. The intent of the new PCD is to be overall and individual site plan driven.**

<b>TABLE II B New Marketplace at Hillsboro II Outparcel PCD DEVELOPMENT STANDARDS</b>		
<b>Standard</b>	<b>Code Required</b>	<b>Proposed Amended PCD</b>
MIN. Open Space Sec. 13 335 (d)(4)(8)	20%	23.8 (based on alternative solutions see Exhibit J and page 13)
Number of Outparcels Sect. 13 359(b)(2)	1 per 5 acres	original PCD had 7 outparcels the proposed PCD has 5 outparcels.
Size of Outparcels Sec. 13-359 (b)(3)	43,560 SF and 200' width min.	Original PCD Master Plan had 7 parcels that do not meet current PCD

		requirements for outparcels Amended PCD eliminates requirements.
Landscaping between parking/building	Tire Store Existing 10 trees	Proposed 1 tree
Foundation Planting Sec. 13-443	West Outparcel 10' required- 1,601 SF East Outparcel Required-2,092 SF	West Outparcel 1,849 SF (115%) East Outparcel 1,103 SF (53%) <b>** See note</b>
Outparcel Separation Building Canopy Sec. 13-359(b)(6)	300 FT	Original PCD Layout cannot meet current code requirements Amended PCD eliminates requirements.
Parking Design Standards Sec. 13-399(a)(c)	10x20 spaces	Tire store outparcel has existing spaces ranging from 9x18,9x20, 17x19 and are not being revised and to remain. See location on Proposed Master Plan.
Species Diversification Se. 13-444	East Outparcel 10% Max Palm 90% Min. Trees 20% Max. small trees 30% Min. Medium trees 40% Min. Large Canopy trees  West Outparcel 10% Max Palm 90% Min. Trees 20% Max. Small trees 30% Min. Medium trees 40% Min. Large Canopy trees	East Outparcel Proposed 0% Palms 100% Trees 66% Small trees 17% Medium trees 17% Large Canopy trees  West Outparcel Proposed 10% Palm 90% Trees 35% Small trees 24% Medium trees 31% Large Canopy trees
Minimum Landscape – Trees Sec. 13-443	Bldg/Parking - 10	Proposed – 1 <b>*See note</b>
Minimum Landscape between bldg./pkg Sec. 13-443	Tire Outparcel 10 Trees	Proposed 1 Tree (Existing Condition) <b>*See note</b>
Tree canopy mitigation	East Outparcel 860 SF removed West Outparcel 4,767 SF removed	East Outparcel Proposed 4,800 SF West Outparcel Proposed 5,200 SF
Walgreens and Burger King	Approved site plans	Vested approved site plans

**\* Missing code required trees, due to easements and existing condition, shall be converted to a contribution to the Tree Fund. See individual site plans for specific requirements.**

**\*\* Missing code required shrubs, due to limited space or alternative design solutions, shall be placed elsewhere on the site. See individual landscape plans for specific requirements. The intent of the new PCD is to be overall and individual site plan driven.**

The original 1996 PCD identified outparcels, provided basic standards, and addressed special land uses that were anticipated 24 years ago. However, there remain two vested, undeveloped parcels in the original PCD which are being submitted for development. The difficulty is applying current code or the original 1996 PCD requirements on parcels where not previously anticipated. Since 1996, planning concepts have changed and cannot be overlaid on the existing vacant sites. A few of the new outparcel requirements are;

- Minimum parcel size
- Number of permitted outparcels
- Distance between buildings

The new PCD recognizes current code requirements and the vested status of the parcels and utilizes the current City code where feasible. Section 13-359 – Outparcels in the current city code under subsection (C) states that existing PCD districts shall retain their respective development standards where the standards are specifically addressed in adopting ordinance and exhibits. The original 1996 Marketplace PCD specifically established the number of outparcels and square feet of floor area in each outparcel. The vested parcels however, cannot meet current regulations as to number of outparcels or size of parcel. Based on the vested parcel locations separation between buildings required in today’s code cannot be achieved. Parking in the approved original PCD also addressed that through cross access easements, parking spaces did not necessarily need to be on the individual parcel. Table II B identifies outparcel development standards that provide adjustments based on constraints of the existing vested development.

### **Open Space Requirement and Computation**

In accordance with Section 13-355 “PCD, planned commerce district—Generally,” Subsection (d)(8), a minimum of twenty (20) percent of the gross PCD area must be maintained as open space consisting of landscape areas, water bodies and preservation areas. It is unclear in the original 1996 PCD the percent of open space provided. Redevelopment of the main parcel, development of two outparcels and the existing approved site plans for Walgreens, Burger King, and Tire Choice outparcels (**Exhibits R, S and T**) make achieving the PCD open space requirement unachievable. Based on site constraints of the built environment, the traditional code requirement of 20 percent cannot be achieved. The site has made vast improvements to the open space and pedestrian areas that do not follow the codes definition of open space. The new PCD is proposing an alternative solution to providing open area which would fulfill the intent of the code regarding open space and achieve 23.8%. The proposed areas include alternative open space and pedestrian promenades and walkways as illustrated on **Exhibit J**. The proposed open space calculated in Table III omits the Walgreens and Burger King outparcels which are vested under approved site plans.

Table III Marketplace at Hillsboro II PCD Open Space Computation			
Description	Acres	SQ FT.	%Coverage
Project Area (gross square feet per 13-355(b)(2))*	13.63AC	593,839SF	100%
Required Open Space Area (20% gross project)	2.726	118,768 SF	20%
Provided Open Space Area**	3.256	141,856SF	23.8%

\* Excludes Walgreens and Burger King outparcels.

\*\* Includes alternative open space areas, see Exhibit J Open Space.

D. Landscape Standards

The applicant recognizes the importance of adequate landscaping and has created specific landscape standards and requirements to modify certain requirements to allow for flexibility in design due to existing constraints. Specifically, the applicant proposes the following modification to the City’s landscape standards:

- The original 1996 PCD approved a twenty-foot landscape buffer requirement along Hillsboro Boulevard with the sidewalk in the right-of-way. The current vision for the Hillsboro corridor is a twenty-five foot buffer with a meandering sidewalk with pedestrian amenities. The new PCD proposes a meandering sidewalk that is 10 feet in width in a buffer that varies in width from 56 feet to 25 feet along the new PCD boundary. The two existing outparcels that are vested will continue the corridor vision when redeveloped.
- The required 10-foot landscape strip between parking and buildings cannot be achieved due to the existing conditions in many places. The original 1996 PCD did not require foundation planting in the vehicular use areas. Alternative solutions to providing the foundation planting for the main parcel are limited due to the existing building and covered walkway. The alternative solution is to provide landscape and planters where possible to meet the intent, see **Exhibit K** for illustration of proposed buffer. The outparcels provide alternative solutions tailored to each site. The solutions are outlined in tables Table II A and Table II B.

Unless noted otherwise within this document, the new PCD will maintain the same landscape standards as the city code except as listed in Tables II A and B. **Exhibit L** provides an illustration of the proposed landscape buffer and meandering sidewalk on Hillsboro Blvd

based on the corridor vision. The original 1996 PCD had a 20 feet buffer and standard sidewalk. The proposed buffer is 25 feet with a meandering 10 feet sidewalk in accordance with the Hillsboro Corridor Design Guidelines. The landscape buffer in the Hillsboro corridor consists of native species and is designed to be harmonious with adjacent preserves and properties. Installation of landscape improvements and compliance with landscape standards shall be approved by the City at the time of site plan review. Future modifications to any parcel in the PCD will require following the Hillsboro Corridor Design Guidelines. Trees shall not be located within utility easements unless specifically approved and landscaping shall not obstruct drivers' sight at intersections. The redevelopment of the Marketplace needed to provide a clear line of sight to tenants, improve parking and the pedestrian experience. As a result, it required preparing a tree mitigation analysis for the site. The difference between the existing canopy and proposed enhancements identified 13,419 square feet of additional canopy. Achieving the additional canopy was challenging due to the existing conditions, as a result other portions of the code were unable to be fulfilled, such as diversity of species and number of trees. Missing code required trees, due to easements and existing condition, shall be converted to a contribution to the Tree Fund. See individual site plans for specific requirements.

#### E. Parking, Loading, Paving and Access Standards

Pursuant to City Land Development Code Section 13-355, "PCD, planned commerce district—Generally," Subsection (d)(5), except where otherwise noted herein, all off-street parking and loading areas within the project shall comply with Section 13-399 "Parking facility Design Standards," including, but not limited to, Section 13-398, "Off street parking for the disabled," The American with Disabilities Act (ADA) for all disabled parking spaces.

Adequate parking is provided through the use of cross access parking agreements. Outparcel development parking does not necessarily have to be included in the individual parcel.

Due to the fixed constraints of the existing retail center and need to redesign the center to provide increased pedestrian and landscape amenities, a redesign of the center parking was required. To accomplish the redesign several code provisions are modified in this PCD to provide flexibility to accomplish the task. The items required are:

Section 13-399 "Parking facility design standards," Subsections (a) and (c) requirement for 10' x 20' spaces were provided in the majority of the main center redeveloped area. However due to constraints several areas had to remain as existing which do not meet code. The areas existing that are not being altered are along the rear of the main center where employees park, the tire center, an I area along Hillsboro Blvd and surrounding the Chevron Parcel. The rear of the main building reconfigured the nonconforming parking and landscape islands to a more efficient layout. The nonconforming spaces were improved from 9x18 to 9x20. However, parking spaces are still not the code ~~the~~ required



10 feet and the islands are not 12 feet, however the overall revision is an improvement. The nonconforming spaces at the tire store outparcel will remain unchanged. The nonconforming spaces are indicated on the Proposed Master Plan.

- Section 13-399, “Parking facility design standards,” Subsection (k) maneuvering within 50 Feet of right of way. Existing conditions at the Chevron outparcel on Hillsboro Blvd. and the Walgreens on Lyons Road have access aisles within the 50 feet of the right of way. The proposed outparcel development on Lyons Road will utilize the approved and constructed access which is less than 50 feet.
- Section 133-401, “Commercial use parking space requirements,” Subsection (b) parking requirements for the new PCD are requested to be adjusted based on an updated (**Exhibit N**) shared parking analysis.

Circulation on the site is illustrated on **Exhibit M** which demonstrates the efficient circulation pattern that provides access to two major arterials, Hillsboro Blvd. and Lyons Road with local access on NW 71 Street. Access to NW 71 Street is limited by plat in close proximity to Lyons Road, maintaining the street’s residential character. All turn lanes into the site are existing and no additional improvements are needed. Hillsboro Blvd. and Lyons Road driveways are limited to right turns out only. A major center improvement is the addition of a signature main pedestrian promenade linking Hillsboro Blvd. to the center. The pedestrian connectivity is illustrated on **Exhibit M**.

Due to the unique character of the center, the standard code mix of parking requirements and the shopping center parking generation rates require providing excessive spaces which could be better utilized as pedestrian and landscape amenities. The original 1996 PCD submitted shared parking analysis that needed to be revisited due to the redevelopment of the center. The updated shared parking analysis based on Section 13-405, “Shared usage,” is included in this new PCD to justify the proposed parking illustrated on the master plan and subsequent site plans, see **Exhibit N**.

The original 1996 PCD was approved with a total of 562 parking spaces justified by a shared-use parking analysis which envisioned current and future uses for the entire plaza site including outparcels. The parking analysis has been updated for the 2021 redevelopment and justifies 583 parking spaces for the entire plaza site including all outparcels (see Table V). As previously mentioned, it is prudent to continue to consider the entire plaza, including all outparcels, when calculating parking due to the cross parking agreements. The updated Plaza site plan together with all outparcels provide 609 spaces, well above the projected peak requirement of 583 spaces.

#### **Table IV - 1996 Shared Parking Analysis**

**MARKETPLACE at HILLSBORO**  
**Shared Parking Analysis**  
**TABLE 3**

Land Use	Intensity	Spaces Required
Post Office	14,729 s.f.	28 spaces
Office/Retail	41,622 s.f.	216 spaces
Restaurant	9,369 s.f.	70 spaces
Late Restaurant	10,027 s.f.	63 spaces
Pool Center (Mizeraks)	6,000 s.f.	30 spaces
Winn Dixie	46,056 s.f.	250 spaces
Day Care	6,925 s.f.	35 spaces
Chevron	900 s.f.	8 spaces
Goodyear Tire	6,600 s.f.	44 spaces
Bank	5,200 s.f.	26 spaces
<b>Total</b>	<b>146,488 s.f.</b>	<b>788 spaces</b>

**Weekday Parking Demand**  
**(Using U.L.L. Hourly Variations)**

Hour of Day	U.L.L. Hourly Variations (%)											Peak Parking Demand (Vehicles)										
	Post Office	Office Retail	Rest.	Late Rest.	Pool Center	Winn Dixie	Day Care	Chevron	Goodyear Tire	Bank	Post Office	Office Retail	Rest.	Late Rest.	Pool Center	Winn Dixie	Day Care	Chevron	Goodyear Tire	Bank	Total	
7 am	40	8	90	0	0	25	95	95	45	0	15	17	70	0	0	63	33	8	20	0	226	
8 am	95	18	95	0	0	39	100	90	65	15	25	39	74	0	0	75	35	7	29	4	287	
9 am	90	85	95	0	0	39	95	90	100	70	34	184	66	0	0	75	30	6	44	18	481	
10 am	80	100	60	15	0	55	45	75	100	85	34	215	47	9	0	138	16	6	44	22	532	
11 am	95	85	75	35	5	65	20	60	80	80	36	184	59	22	2	163	7	5	35	21	532	
12 noon	100	65	100	90	10	75	20	65	60	75	38	140	76	57	3	188	7	5	26	20	561	
1 pm	85	65	80	100	25	75	20	60	60	75	32	140	62	83	8	188	7	5	26	20	551	
2 pm	70	60	65	75	85	75	20	65	60	75	27	139	51	47	26	188	7	5	26	20	525	
3 pm	70	55	50	50	90	75	55	70	60	80	27	119	39	32	27	188	19	6	28	21	502	
4 pm	85	40	40	45	30	80	75	95	45	100	32	86	31	25	24	200	20	8	20	25	482	
5 pm	80	20	45	65	85	95	95	100	35	60	30	43	35	35	25	239	33	8	15	16	479	
6 pm	50	10	65	80	90	100	90	90	30	20	19	22	51	50	27	250	35	7	13	5	479	
7 pm	50	6	75	100	80	100	65	80	15	7	19	13	39	63	24	250	23	6	7	2	465	
8 pm	30	2	55	100	75	80	20	65	10	7	11	4	43	63	28	290	7	5	4	2	363	
9 pm	10	0	35	80	75	65	15	45	5	3	4	0	27	50	23	163	5	4	2	1	278	
10 pm	10	0	25	60	75	45	5	40	0	3	4	0	20	41	23	113	2	3	0	1	205	
11 pm	10	0	15	65	160	25	0	30	0	0	4	0	12	41	30	63	0	2	0	0	151	
12 pm	10	0	5	65	160	15	0	30	0	0	4	0	4	11	30	38	0	2	0	0	119	
1 am	10	0	0	60	85	15	0	25	0	0	4	0	0	38	26	38	0	2	0	0	167	
2 am	10	0	0	45	55	10	0	20	0	0	4	0	0	28	17	25	0	2	0	0	75	
3 am	10	0	0	30	25	10	0	20	0	0	4	0	0	18	5	25	0	2	0	0	57	
4 am	25	0	0	5	15	15	0	20	0	0	10	0	0	3	5	38	0	2	0	0	56	
5 am	30	0	10	0	0	15	10	30	0	0	11	0	8	0	0	38	4	2	0	0	63	
6 am	35	0	25	0	0	20	35	45	15	0	13	0	20	0	0	50	12	4	7	0	105	

Source: Adapted from SHARED PARKING, Urban Land Institute, 1982.

**Table V - Updated Shared Parking Analysis**

Land Use		EXHIBIT 7 DAILY VARIATION OF PARKING DEMAND (Weekends)													
		Visitor/Employee	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	
Post Office (Retail)	Visitor		60%	50%	65%	80%	90%	100%	100%	95%	90%	5%	0%	0%	
	Employees		95%	85%	95%	100%	100%	100%	100%	100%	95%	5%	0%	0%	
Retail	Visitor		30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	
	Employees		75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	
Preschool (Retail)	Visitor		30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	
	Employees		75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	
Family Restaurant	Visitor		70%	90%	90%	100%	85%	65%	40%	45%	60%	70%	65%	65%	
	Employees		90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	
Medical Office	Visitor		90%	100%	100%	30%	0%	0%	0%	0%	0%	0%	0%	0%	
	Employees		100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	
Fast Food Restaurant	Visitor		30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	
	Employees		40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	

\*Post Office uses Office Daily Variation; and Retail Daily Variation from 10 AM to 5 PM

Land Use		EXHIBIT 8 ULI WEEKENDS - DAILY PARKING VARIATION (Weekends)														
		Visitor/Employee	Peak Demand	Mode Split 5%	Non Captive Adjustment Factor	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00
Post Office (Retail)	Visitor	48.30	0.95	100%	28	23	30	37	41	46	46	44	41	2	0	0
	Employees	12.08	0.95	100%	11	10	11	11	11	11	11	11	1	0	0	
Retail	Visitor	309.12	0.95	100%	88	147	191	235	264	294	279	264	235	220	191	
	Employees	77.28	0.95	100%	55	62	70	73	73	73	73	70	62	59	55	
Preschool (Retail)	Visitor	0.00	0.95	100%	0	0	0	0	0	0	0	0	0	0	0	
	Employees	0.00	0.95	100%	0	0	0	0	0	0	0	0	0	0	0	
Family Restaurant	Visitor	160.08	0.95	100%	106	137	137	152	129	99	61	68	91	106	99	
	Employees	28.25	0.95	100%	24	27	27	27	27	27	20	25	25	25	25	
Medical Office	Visitor	4.66	0.95	100%	4	4	4	1	0	0	0	0	0	0	0	
	Employees	2.33	0.95	100%	2	2	2	2	0	0	0	0	0	0	0	
Fast Food Restaurant	Visitor	55.97	0.95	50%	8	15	23	27	27	24	16	15	16	23	21	13
	Employees	9.33	0.95	100%	4	7	9	9	9	8	6	5	6	8	5	
<b>Total</b>		<b>708</b>			<b>330</b>	<b>434</b>	<b>504</b>	<b>575</b>	<b>583</b>	<b>583</b>	<b>528</b>	<b>516</b>	<b>526</b>	<b>463</b>	<b>441</b>	<b>389</b>

Square footage of the tenants while calculated on the current uses must remain flexible to ensure the viability of the center and its ability to provide adequate parking for various tenant scenarios that may occur.

All pavement, including but not limited to drive lanes, parking stalls, turn lanes, entrances, and roadways, etc. shall be designed and constructed in accordance with City details, Engineering Division Standards and Policies, City Code of Ordinances and specifications; FDOT Roadways and Traffic Design Standards, Broward County Traffic Engineering Division; Manual of Uniform Traffic Control Devices and all other applicable regulatory agencies and standards.

All access ways connecting to the public Right-of-Way shall comply with FDOT Roadway and Traffic Design Standards Index 546.

F. Signage and Lighting Standards

Lighting on the property shall comply with the City's Code Section 13-374, "Outdoor lighting," and be addressed as part of site plan approval process. The new PCD will utilize Section 13-477 Designer Signs to create a unique destination style Master Sign Plan. The plan will contain designs for monument signs, tenant signs and wayfinding. The Master Sign Program will be submitted separately for review and approval. Outparcels with approved site plans are vested with existing signage.

G. Easements

Utility easements shall not contain permanent improvements on areas redeveloped. The survey however identified several locations where existing facilities are in easements and will remain. All utilities on site will be underground.

H. Green Building Construction

In accordance with Section 13-320, "Green Building Construction," of the City's Code which recognizes that green building construction improves the efficiency with which sites utilize energy, water, and building materials to reduce development impacts on the environment and the City, all new development or redevelopment applications shall address the green building components detailed in Section 13-320(b) at time of development application submittal. The Green Plan Action Items are also itemized which are included in the new PCD.

More precise details for each building will be included in the site plan submittal. The following are the guiding components that will be included in the documents.

**a. Sustainable Site Development**

1. Construction Pollution Prevention

- i. An erosion and sedimentation control plan will be developed and

implemented to control erosion and air born dust.

2. Construction Site Materials Recycling

- i. Utilizing construction waste management practices 75% of the project's construction waste will be recovered, reused, and recycled. A regional waste management hauler shall be hired to haul, separate, sort and document all construction waste.

3. Stormwater Management

- i. Drainage system will incorporate a combination of swale and underground storage enhancing drainage sustainability.

4. Alternative Transportation

- i. County bus stop located adjacent to the site. Short term bicycle storage is provided on site. Additionally, electrical charging stations will be provided on the site at convenient locations.

5. Minimizing Heat Island Effect

- i. A white TPO roofing membrane will be installed with a Solar Reflectance Index of 102 and Solar Reflectance of 0.81 on New Buildings only.

**b. Water Efficiency**

1. Innovative Water Technologies

- i. Toilets, urinals, private lavatory faucets and shower heads shall be water sense labeled and/or meet/exceed the USGBC baseline consumption values (water closet 1.6 GPF, lavatory faucets (restroom) 0.5 GPM, kitchen faucet 2.2 GPM, shower head 2.5 GPM)

2. Water Efficient Landscape

- i. Reduction in outdoor water consumption through the selection of native plant species and xeriscaping design concept

**c. Energy Efficiency**

1. Minimum Energy Performance

- i. Building will be designed to meet the Florida Building Code and Florida energy code in effect at the time of building permit.

2. On-Site Renewable Energy

- i. The applicant is exploring options to provide solar opportunities in combination with public art requirements.

**d. Indoor Environmental Quality**

1. Indoor Air Quality

- i. Mechanically ventilated space will be designed to meet ASHREA

interior paints and coatings, adhesives and sealants will be low or no voc. Standards 62.1-2004 - ventilation for acceptable indoor air quality.

**e. Materials and Recycling**

1. Recycling of Demolished Waste

- i. Utilizing construction waste management practices 75% of the project’s construction waste will be recovered, reused, and recycled. A regional waste management hauler shall be hired to haul, separate, sort and document all construction waste.

2. Storage and Collection of Recyclables Post-Occupancy

- i. On-site collection and storage of recyclables will be provided

3. Building Re-Use

- i. The existing buildings will remain.

4. Regional Materials

- i. The building will incorporate a high level of regional and recycled content material. Due to the nature of tilt up construction, large amounts of concrete, steel rebar and metal decking waste will not be produced. Utilizing construction waste management practices, the project will divert 75-80% of construction waste based on weight most of which will be concrete. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste. 13-320, “Green Building Construction,” Subsection(b)(3).

(3) Acknowledgement to maintain the green building components for the life of the building.

Owner agrees to maintain the building components for the life of the building.

**Resolution 2020-063**

a. Green Event checklist

Project will comply if events are scheduled.

b. Water fountains- provide smart water fountains/touchless bottle refill stations.

Smart water fountains will be incorporated into project at appropriate locations.

c. Purchasing- Commit to green products (no polystyrene) and earth-friendly cleaning supplies. Owner commits to green products as much as practical.

<b>Green Plan Action Items</b>	
Action 1.6 - Ensure 100% of new	The project includes a conspicuous display

<p>development projects throughout the City contain conspicuous displays of green technology that function in the project design while providing a social, artistic, and environmental value.</p>	<p>of green technology providing both functional and environmental values. The major entrance promenade provides pedestrians on the Hillsboro Corridor an inviting entrance into the center which includes a curvilinear pathway containing butterfly gardens, signature LED lighting, Trellis features and benches that provide solar powered charging stations. There will be interpretive displays describing the environmental items. In addition, there are employee break stations which will include solar powered charging stations.</p>
<p>Action 2.1 – Achieve 40% tree coverage throughout the City with maximum tree coverage on public and private land by 2020</p>	<p>Marketplace has provided the appropriate tree canopy to help achieve the City goals of 40% tree coverage</p>
<p>Action 2.2 - Achieve 40% green roof coverage for new construction in Main Street Project Area and 10% green roof coverage for new construction for areas outside of MainStreet (high albedo paint on roof).</p>	<p>New buildings will include a white TPO roofing membrane will be installed with a Solar Reflectance Index of 102 and Solar Reflectance of 0.81.</p>
<p>Action 5.3 - Require all construction and demolition debris to divert 75% of waste from landfills</p>	<p>Utilizing construction waste management practices, the project will divert 75-80% of construction waste based on weight, most of which will be concrete and metal. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.</p>
<p>Action 6.2 - Bicycle parking on site</p>	<p>Locations for parking bicycles will be provided with a total of 20 bike capacity.</p>
<p>Action 6.4 - Alternative vehicle parking</p>	<p>Electrical vehicle charging stations will be provided on site at prime locations.</p>

I. Analysis of Public Facilities

a. Roads- The property is located on the north side of Hillsboro Blvd. east of Lyons Road. The site has direct access from west bound Hillsboro Blvd. and northbound Lyons Rd. There is one access point on NW 71 Street. There is full circulation on-site to all roadways. The site has circulation behind the retail building for service vehicles, refuse pick up and employee parking. **Exhibit M** depicts the Circulation Plan for the property.

There are two vacant parcels at the Marketplace to be developed. The parcel on Lyons Road will be developed with a drive-thru and the other parcel on Hillsboro Blvd. will be developed as general retail. Development traffic is vested by way of the plat note. For informational purposes only new trips from the two vacant sites were analyzed. A trip generation analysis was prepared addressing total daily and peak hour trips. The traffic analysis of trip generation is illustrated on Table VI. Based on the analysis the Level of Service (LOS) on Hillsboro Blvd. and Lyons Road are both operating at an acceptable LOS "C" at peak hours. No additional improvements are necessary to accommodate the traffic from the two sites. The traffic analysis utilized the impacts of the entire PCD including the two approved outparcels and the Chevron to gain a realistic impact of traffic.

The new PCD is proposing to amend the east driveway that is limited by plat to right turns out only to right in, right out. The existing Non-vehicle access line (NVAL) is sufficient to accommodate the proposed modification. The proposed modification will require approval from both The Florida Department of Transportation (FDOT) and Broward County.

## Table VI

## Proposed Trip Generation

EXHIBIT 1A Marketplace at Hillsboro Trip Generation										
Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour			
				Total	In	Out	Total	In	Out	
<b>Existing Site Traffic</b>										
Day Care	8,416	1000 SF	401	93	49	44	94	44	50	
United States Post Office	15,095	1000 SF	1,569	192	100	92	169	86	83	
Shopping Center	84,957	1000 SF	5,381	194	120	74	482	231	251	
Conv. Mrkt w/ Gas Pumps	3,073	1000 SF	1,918	125	63	62	151	76	75	
Fast Food Restaurant w/ DT	2,764	1000 SF	1,302	111	57	54	90	47	43	
Pharmacy + DT	14,478	1000 SF	1,580	50	27	23	149	75	74	
Tire Store	6,600	1000 SF	188	18	12	6	26	11	15	
Subtotal	135,383	1000 SF	12,339	783	428	355	1,161	570	591	
<b>Internal Capture</b>										
	AM	PM								
Day Care	6.5%	8.5%	34	6	3	3	8	3	5	
United States Post Office	4.2%	5.9%	93	8	4	4	10	5	5	
Shopping Center	5.7%	3.9%	212	11	6	5	19	10	9	
Conv. Mrkt w/ Gas Pumps	9.6%	10.6%	203	12	5	7	16	8	8	
Fast Food Restaurant w/ DT	11.7%	15.6%	203	13	6	7	14	7	7	
Pharmacy + DT	8.0%	11.4%	180	4	3	1	17	9	8	
Tire Store	0.0%	0.0%	0	0	0	0	0	0	0	
Subtotal	6.9%	3.4%	925	54	27	27	84	42	42	
<b>Pass-By Traffic</b>										
Day Care	0.0%		0	0	0	0	0	0	0	
United States Post Office	0.0%		0	0	0	0	0	0	0	
Shopping Center	34.0%		1,757	62	39	23	157	75	82	
Conv. Mrkt w/ Gas Pumps	66.0%		1,132	75	38	37	89	45	44	
Fast Food Restaurant w/ DT	50.0%		550	49	26	23	38	20	18	
Pharmacy + DT	50.0%		700	23	12	11	66	33	33	
Tire Store	28.0%		53	5	3	2	7	3	4	
Subtotal			4,192	214	118	96	357	176	181	
<b>NET EXISTING TRIPS</b>				<b>7,222</b>	<b>515</b>	<b>283</b>	<b>232</b>	<b>720</b>	<b>352</b>	<b>368</b>
<b>Total Existing Driveway Volumes</b>				<b>11,414</b>	<b>729</b>	<b>401</b>	<b>328</b>	<b>1,077</b>	<b>528</b>	<b>549</b>
<b>Proposed Site Traffic</b>										
Day Care	8,416	1000 SF	401	93	49	44	94	44	50	
United States Post Office	15,095	1000 SF	1,569	192	100	92	169	86	83	
Shopping Center	89,629	1000 SF	5,581	197	122	75	501	240	261	
Conv. Mrkt w/ Gas Pumps	3,073	1000 SF	1,918	125	63	62	151	76	75	
Fast Food Restaurant w/ DT	4,664	1000 SF	2,197	187	95	92	152	79	73	
Pharmacy + DT	14,478	1000 SF	1,580	50	27	23	149	75	74	
Tire Store	6,600	1000 SF	188	18	12	6	26	11	15	
Subtotal	141,955	1000 SF	13,434	862	468	394	1,242	611	631	
<b>Internal Capture</b>										
	AM	PM								
Day Care	6.5%	9.6%	38	6	3	3	9	3	6	
United States Post Office	5.2%	7.1%	111	10	5	5	12	6	6	
Shopping Center	6.6%	4.2%	234	13	7	6	21	11	10	
Conv. Mrkt w/ Gas Pumps	10.4%	10.6%	203	13	6	7	16	8	8	
Fast Food Restaurant w/ DT	8.6%	13.2%	289	16	7	9	20	10	10	
Pharmacy + DT	8.0%	12.1%	191	4	3	1	18	10	8	
Tire Store	0.0%	0.0%	0	0	0	0	0	0	0	
Subtotal	7.3%	7.7%	1,066	62	31	31	96	48	48	
<b>Pass-By Traffic</b>										
Day Care	0.0%		0	0	0	0	0	0	0	
United States Post Office	0.0%		0	0	0	0	0	0	0	
Shopping Center	34.0%		1,818	63	40	23	163	78	85	
Conv. Mrkt w/ Gas Pumps	66.0%		1,132	74	38	36	90	45	45	
Fast Food Restaurant w/ DT	50.0%		954	86	44	42	66	35	31	
Pharmacy + DT	50.0%		695	23	12	11	66	33	33	
Tire Store	28.0%		53	5	4	1	7	3	4	
Subtotal			4,652	251	138	113	392	194	198	
<b>NET PROPOSED TRIPS</b>				<b>7,716</b>	<b>549</b>	<b>299</b>	<b>250</b>	<b>754</b>	<b>369</b>	<b>385</b>
<b>Total Proposed Driveway Volumes</b>				<b>12,368</b>	<b>800</b>	<b>437</b>	<b>363</b>	<b>1,146</b>	<b>563</b>	<b>583</b>
<b>NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)</b>				<b>494</b>	<b>34</b>	<b>16</b>	<b>18</b>	<b>34</b>	<b>17</b>	<b>17</b>
<b>NET CHANGE IN DRIVEWAY VOLUMES</b>				<b>954</b>	<b>71</b>	<b>36</b>	<b>35</b>	<b>69</b>	<b>35</b>	<b>34</b>
Note: Trip generation was calculated using the following data:										
Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour			
					in/out	Rate	in/out	Equation		
Day Care	565	1000 SF	47.62	0%	53/47	11.00	47/53	11.12		
United States Post Office	732	1000 SF	103.94	0%	52/48	$\text{Ln}(T) = 0.47 \text{Ln}(X) + 3.98$	51/49	11.21		
Shopping Center	820	1000 SF	$\text{Ln}(T) = 0.68 \text{Ln}(X) + 5.57$	34%	62/38	$T = 0.5 (X) + 151.78$	48/52	$\text{Ln}(T) = 0.74 \text{Ln}(X) + 2.89$		
Conv. Mrkt w/ Gas Pumps	853	1000 SF	624.2	66%	50/50	40.59	50/50	49.29		
Fast Food Restaurant w/ DT	934	1000 SF	470.95	50%	51/49	40.19	52/48	32.67		
Pharmacy + DT	881	1000 SF	109.16	50%	53/47	3.48	50/50	10.29		
Tire Store	848	1000 SF	28.52	28%	64/36	2.72	43/57	3.98		

\\win-6g6svlq19ph\shared drive\data\jobs - share drive\034 - investments limited\051 - hillsboro marketplace\traffic\hillsboro marketplace - trip generation - 12-17-20.xlsx\ngen-prog  
Copyright © 2019, MacKenzie Engineering and Planning, Inc.



b. Water and Wastewater Service – Water and Wastewater are currently provided to the existing Marketplace and outparcels. **Exhibit O** illustrates the approximate location of these existing facilities. Table VII provides an analysis of the proposed water and wastewater demand for the two vacant outparcels based on the proposed uses.

Water distribution system consists of 6” and 8” mains which are looped within the site. The system has two connections to an existing 10” main on Hillsboro Blvd. and one connection to an 18” stub on Lyons Road.

The sanitary sewer system consists of a series of on-site manholes and 8” and 10” gravity sewer mains which connect to an existing 8” stub at the northwest corner of the site at NE 71<sup>st</sup> Street. Each building is served by at least one 6” sewer serviced from gravity mains.

<b>Table VII</b>			
<b>Proposed Water and Wastewater Generation Calculations</b>			
<b>Use</b>	<b>Level</b>	<b>Water</b>	<b>Wastewater</b>
Fast Food (Restaurant)	1,900 SF	0.8 gpd/SF=1,520 GPD	0.8gpd/SF=1,520 GPD
Retail	6,600 SF	0.2gpd/SF=1,320 GPD	0.2gpd/SF=1,320GPD

\*Based on rates in the 2007 Comprehensive Plan

The determined water and wastewater impact fees shall be paid in full before the issuance of a building permit. In addition, all permits required from State, County, and other applicable agencies regarding water, sewer and/or stormwater shall be obtained before issuance of an Engineering Permit.

c. Drainage – The project lies within the Cocomar Water Control District and is therefore subject to the requirements of the Master Cocomar Drainage Permit criteria. All development must provide pretreatment for the first ½” of runoff. The pretreatment of the first ½” of storm water runoff will be met by utilization of exfiltration trench systems, swales, and dry retention. See **Exhibit O**. Water quality treatment will be provided for runoff generated from 2.5” of rainfall times the percentage of imperviousness. The site will have to contain the 25yr-3-day storm event. The new PCD pervious and impervious data is shown on Table VIII. Table VIII includes the new PCD, plus the Walgreens and Burger King parcels, which is appropriate when analyzing drainage requirements.

**Table VIII  
Pervious / Impervious Data**

<b>Existing Site</b>		<b>Area (ac.)</b>
<b>Land Use Description</b>		
Impervious Area		12.53
	Building	3.00
	Pavement	8.75
	Sidewalk	0.78
Pervious Area		3.72
	Open Space	3.72
	Retention Bank	0
	Retention Bottom	0
<b>Total Site Area</b>		<b>16.25</b>

<b>Proposed PCD</b>		<b>Area (ac.)</b>
<b>Land Use Description</b>		
Impervious Area		13.15
	Building	3.17
	Pavement	8.64
	Sidewalk	1.34
Pervious Area		3.10
	Open Space	3.10
	Retention Bank	0
	Retention Bottom	0
<b>Total Site Area</b>		<b>16.25</b>

The approved drainage permits will be amended to reflect the revised site plan modifications and the two outparcels. Detailed drainage plans will be provided as part of the site plan review in accordance with appropriate Municipal, County and State criteria. The proposed development will comply with all requirements of Broward County, Florida Department of Environmental Protection, South Florida Water Management District, and City of Coconut Creek Code of Ordinances and Engineering Standards for all surface water management, drainage and storm water pollution prevention plans.

The City's requirements for water, wastewater, paving and drainage shall be met at time of Site Plan and Final Engineering reviews.

d. Solid Waste – The solid waste service provider for this project will be one recognized by the City to provide services. The existing PCD generation has been established, therefore only the two additional outparcel developments are projected in Table IX.

<b>Table IX</b>			
<b>Proposed Solid Waste Generation Calculations</b>			
<b>Use</b>	<b>Level</b>	<b>Generation Rate</b>	<b>Lbs/day</b>
<b>Fast Food (Restaurant)</b>	250 meals est.	2lbs/meal	500
<b>Retail</b>	6,600 SF (new)	4lbs/100 SF/day	264
<b>Total</b>			<b>764</b>

PCD management will require all tenants to recycle and support City efforts to become a green city.

e. Utilities – All utilities within the new PCD including electric, cable, and telephone will be provided by underground means pursuant to Section 13-355,"PCD, Planned Commerce District-Generally," Subsection (d)(7) of the City Code of Ordinances.

J. Fiscal Impact Analysis

Based on information obtained from the Broward County Property Appraiser's Office for comparable development an estimated fiscal impact was calculated for the development of the two vacant sites and illustrated in Table X.

<b>Table X</b>	
<b>Estimated PCD Fiscal Impact</b>	
<b>New Building Values</b>	
Retail	1,266,880
Fast Food	650,000
Existing Building Redevelopment	2,568,000
Site redevelopment	575,000
Total Net change	5,059,880
Overall Tax @ 20.5090	103,773
City tax @ 6.5378	33,283

There are no municipal costs for recreation facilities as this is a nonresidential development. Costs for providing associated water and sewer service to the development will be offset through developer fees and charges associated with the standard agreement and utility connection charges. All other municipal costs will be offset by projected revenues.

#### **IV. SITE PLAN AND MASTER PLANS PROCEDURES AND REQUIREMENTS**

Development standards and specific uses shall be reviewed by the City Sustainable Development Department and approved by the City Planning and Zoning Board and City Commission as part of the site plan review process.

The procedures and requirements for the Site Plan approval are as follows:

1. Uses and design standards within the site plan shall conform to the new PCD.
2. All information required by Article III, Division 5, Site Plan Review requirements of the City Zoning regulations shall be provided.

A common architectural theme shall be incorporated and be consistent with conceptual elevation illustrations in the new PCD. See **Exhibit P**.

#### **V. DEDICATIONS / MAINTENANCE**

Road Rights-of-Way and utility easements required by the City, County and other governmental agencies will be dedicated to the public if applicable during the platting or engineering approval process. The perimeter buffer shown on Hillsboro Blvd. and Lyons Road as well as other buffers are the responsibility of the new PCD under a unified control document for the property.

#### **VI. CONCLUSION**

The Marketplace at Hillsboro II new PCD will facilitate redevelopment of an aging retail center on two major corridors that are consistent with the goals, objectives, and policies of the City's land use plan. The original 1996 PCD faced many challenges due to the fractured ownership, previous approvals on outdated codes and existing building and property constraints. Redevelopment of the site into a quality project requires rezoning the original 1996 PCD with the exception of the Walgreens and Burger King parcels (**Exhibits S and R**) with procedures and design standards that will enable creative design that will be a benefit to the City and the future of the corridor.

# EXHIBITS

**DESCRIPTION**

**EXHIBIT "A"**

BEING A PORTION OF PARCEL "A", "HILLSBORO CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND A PORTION OF PARCEL "A", "HILLSBORO CENTER - NO. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A", "HILLSBORO CENTER"; THENCE, ALONG THE EAST LINE OF SAID PARCEL "A", "HILLSBORO CENTER", S00°24'40"E, A DISTANCE OF 598.46 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A", "HILLSBORO CENTER"; THENCE, ALONG THE SOUTH LINE OF SAID PARCEL "A" THE FOLLOWING THREE (3) COURSES, S89°36'38"W, A DISTANCE OF 82.50 FEET; THENCE N85°48'56"W, A DISTANCE OF 150.48 FEET; THENCE S89°36'38"W, A DISTANCE OF 5.00 FEET; THENCE, DEPARTING SAID SOUTH LINE, N00°24'40"W, A DISTANCE OF 209.67 FEET; THENCE S89°35'20"W, A DISTANCE OF 176.50 FEET; THENCE S00°24'40"E, A DISTANCE OF 209.60 FEET TO A POINT OF INTERSECTION WITH THE SAID SOUTH LINE OF PARCEL "A"; THENCE, ALONG SAID SOUTH LINE THE FOLLOWING FIVE (5) COURSES. S89°36'38"W, A DISTANCE OF 76.00 FEET; THENCE S00°23'22"E, A DISTANCE OF 12.00 FEET; THENCE S89°36'38"W, A DISTANCE OF 122.50 FEET; THENCE N85°48'56"W, A DISTANCE OF 150.48 FEET; THENCE S89°36'38"W, A DISTANCE OF 34.96 FEET; THENCE, DEPARTING SAID SOUTH LINE, N00°24'59"W, A DISTANCE OF 132.59 FEET; THENCE S89°35'01"W, A DISTANCE OF 160.80 FEET; THENCE S00°24'59"E, A DISTANCE OF 132.51 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL "A"; THENCE, ALONG SAID SOUTH LINE, S89°36'38"W, A DISTANCE OF 31.74 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A" HILLSBORO CENTER - NO. 2, ALSO BEING THE SOUTHWEST CORNER OF PARCEL "A" HILLSBORO CENTER; THENCE, ALONG THE EAST LINE OF SAID PARCEL "A" HILLSBORO CENTER - NO. 2, N00°24'40"W, A DISTANCE OF 338.96 FEET; THENCE, DEPARTING SAID EAST LINE, S89°35'20"W, A DISTANCE OF 110.06 FEET; THENCE S78°06'31"W, A DISTANCE OF 101.15 FEET; THENCE S89°35'20"W, A DISTANCE OF 71.81 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID PARCEL "A" HILLSBORO CENTER - NO. 2; THENCE, ALONG SAID WEST LINE THE FOLLOWING FIVE (5) COURSES, N00°24'40"W, A DISTANCE OF 27.14 FEET; THENCE S89°35'20"W, A DISTANCE OF 12.50 FEET; THENCE N02°25'27"W, A DISTANCE OF 30.01 FEET; THENCE N08°20'42"E, A DISTANCE OF 75.88 FEET; THENCE N00°24'40"W, A DISTANCE OF 80.01 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE, ALONG THE NORTH LINE OF SAID PARCEL "A" THE FOLLOWING THREE (3) COURSES, N89°35'01"E, A DISTANCE OF 83.00 FEET; THENCE N00°24'40"W, A DISTANCE OF 50.00 FEET; THENCE N89°35'01"E, A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE N00°24'40"W, A DISTANCE OF 5.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A" HILLSBORO CENTER; THENCE, ALONG THE NORTH LINE OF SAID PARCEL "A", N89°35'01"E, A DISTANCE OF 990.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 593,839 SQUARE FEET OR 13.63 ACRES, MORE OR LESS.  
SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

**LEGEND**

- BLVD - BOULEVARD
- ⊥ - CENTER LINE
- F.D.O.T.-FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.O.B. - POINT OF BEGINNING
- P.G - PAGE
- R/W - RIGHT-OF-WAY
- S.R. - STATE ROAD
- U.E. - UTILITY EASEMENT

**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH OF DESCRIPTION ARE NOT VALID UNLESS SIGNED AND SEALED BY THE REGISTERED PROFESSIONAL SURVEYOR AND MAPPER.
2. LAND DESCRIBED HEREON IS NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S89°36'38"W ALONG THE SOUTH LINE OF PARCEL "A" OF "HILLSBORO CENTER" PLAT BOOK 133, PAGE 4.
4. THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON NOVEMBER 7, 2019. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

**SHEET 1 OF 3**



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

David  
Lindley

Digitally signed by David Lindley  
DN: c=US, st=Florida, l=Boca Raton, ou=Surveying, o=Caulfield & Wheeler, Inc., cn=David Lindley,  
email=DLindley@cwassoc.com  
Date: 2019.11.07 15:29:11 -0500

DAVID P. LINDLEY  
REGISTERED LAND  
SURVEYOR NO. 5005  
STATE OF FLORIDA  
L.B. 3591

DATE 11/07/19

DRAWN BY DLS

F.B./ PG. NONE

SCALE NONE

JOB NO. 8071-PROP

**HILLSBORO MARKET PLACE  
NEW PROPERTY BOUNDARY  
LEGAL DESCRIPTION**

**Exhibit A.1**

**EXHIBIT "A"**

**NW 71ST STREET**  
 (P.B. 114, PG. 48)(P.B. 133, PG. 4)  
 (P.B. 142, PG. 45)

**N89°35'01"E 990.00'**

**NORTH LINE PARCEL "A" (P.B. 133, PG. 4)**

**12" U.E. (P.B. 133, PG. 4)**

**S. R/W LINE 71ST STREET**

**POINT OF BEGINNING**

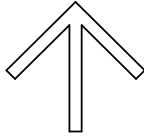
**NE CORNER PARCEL "A"  
 HILLSBORO CENTER  
 (P.B. 133, PG. 4)**

**S00°24'40"E**

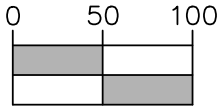
**LEDER HILLSBORO  
 COMPANY LIMITED—PART ONE  
 (P.B. 125, PG.3)**

**598.46'**

**(RIGHT TURN ONLY)  
 75'X50' ACCESS EASEMENT  
 (P.B. 133, PG. 4)**



**NORTH**



**GRAPHIC SCALE  
 (IN FEET)**

**PARCEL "A"  
 HILLSBORO CENTER  
 (P.B. 133, PG. 4)**

**S89°35'20"W 176.50'**

**NOT INCLUDED**

**SUNSHINE GASOLINE  
 DISTRIBUTORS INC.**

**90' X 100'  
 ACCESS  
 EASEMENT  
 (P.B. 133, PG. 4)**

**S00°24'40"E**

**N00°24'40"W 209.67'**

**BASIS OF BEARINGS  
 S LINE  
 PARCEL "A"**

**S00°23'22"E**

**12.00'**

**N85°48'56"W  
 150.48'**

**209.60'**

**S89°36'38"W**

**76.00'**

**12" U.E. (P.B. 142, PG. 45)**

**S89°36'38"W**

**5.00'**

**SE CORNER  
 PARCEL "A"  
 HILLSBORO  
 CENTER**

**N85°48'56"W**

**150.48'**

**S89°36'38"W**

**82.50'**

**33'**

**60'**

**HILLSBORO BLVD (S.R. 810)**

**(P.B. 114, PG. 48)(P.B. 142, PG. 45)**

**(P.B. 133, PG. 4)**

**SOUTH LINE TRACT 3, BLOCK 84  
 (P.B. 133, PG. 4)**

**N. R/W LINE HILLSBORO BLVD.**

**N. R/W LINE HILLSBORO BLVD. PER F.D.O.T. R/W MAP  
 SECTION NO. 86120-2508 (P.B. 133, PG. 4)**

**CENTERLINE OF HILLSBORO BLVD. AS SHOWN ON  
 D.O.T. R/W MAP SECTION NO. 86120-2502  
 (P.B. 133, PG. 4)**

**SHEET 2 OF 3**



**CAULFIELD & WHEELER, INC.**

**CIVIL ENGINEERING — LAND PLANNING  
 LANDSCAPE ARCHITECTURE — SURVEYING  
 7900 GLADES ROAD — SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452**

**HILLSBORO MARKET PLACE  
 NEW PROPERTY BOUNDARY  
 SKETCH OF DESCRIPTION**

**DATE 11/07/19**

**DRAWN BY DLS**

**F.B./ PG. NONE**

**SCALE 1"=100'**

**JOB NO. 8071-PROP**

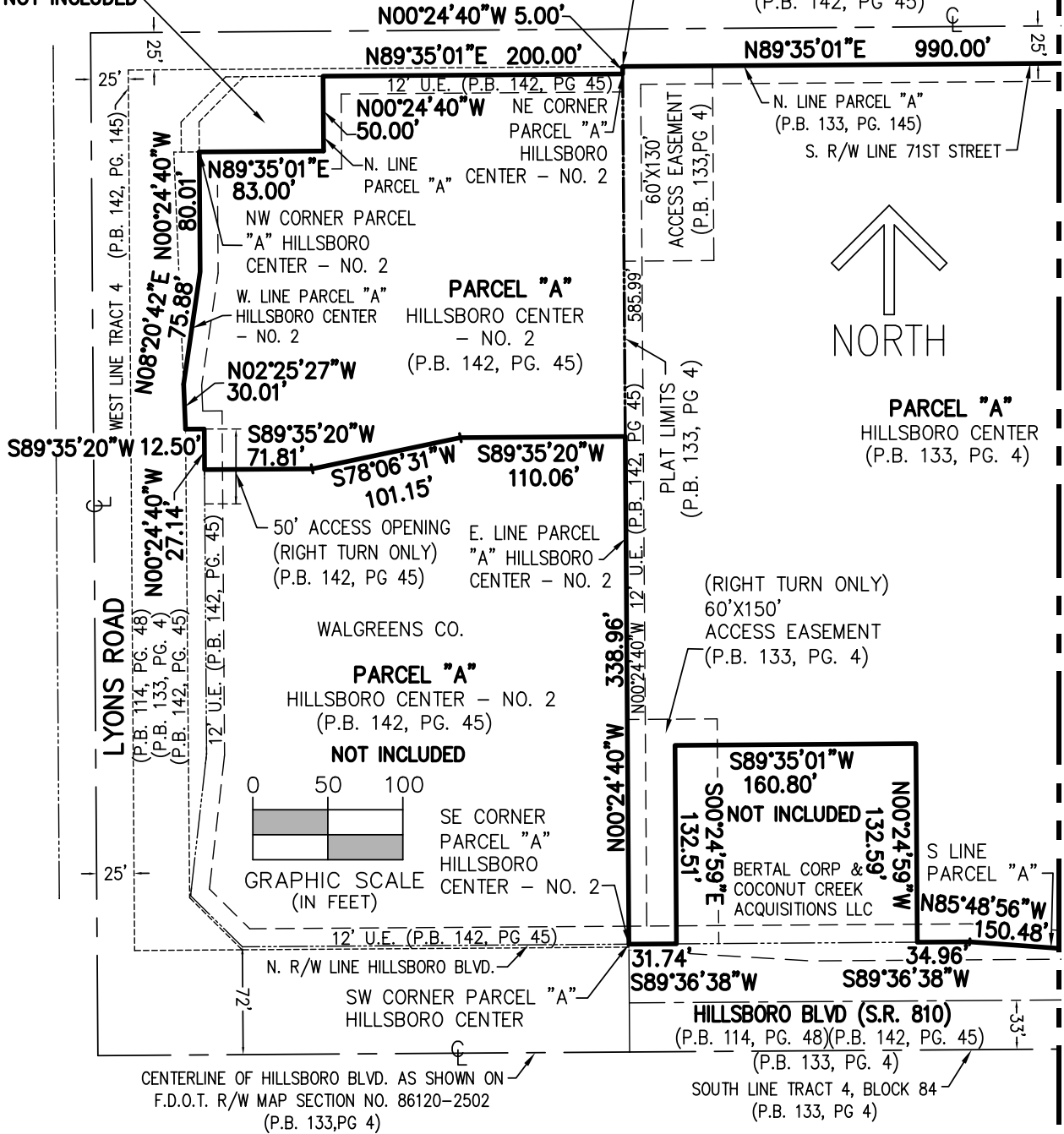
**Exhibit A.1**

**EXHIBIT "A"**

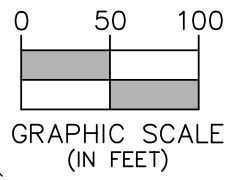
**PARCEL "A"**  
SOUTHERN BELL LYONS & HILLSBORO (P.B. 114, PG. 48)  
**NOT INCLUDED**

NW CORNER PARCEL "A"  
HILLSBORO CENTER (P.B. 114, PG 48)

**NW 71ST STREET**  
(P.B. 114, PG 48)(P.B. 133, PG 4)  
(P.B. 142, PG 45)



**LYONS ROAD**  
(P.B. 114, PG. 48)  
(P.B. 133, PG. 4)  
(P.B. 142, PG. 45)

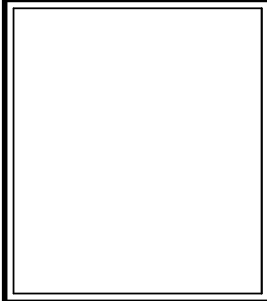


**MATCHLINE SEE SHEET 2**

**SHEET 3 OF 3**

**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING – LAND PLANNING  
LANDSCAPE ARCHITECTURE – SURVEYING  
7900 GLADES ROAD – SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)–392–1991 / FAX (561)–750–1452

**HILLSBORO MARKET PLACE  
NEW PROPERTY BOUNDARY  
SKETCH OF DESCRIPTION**



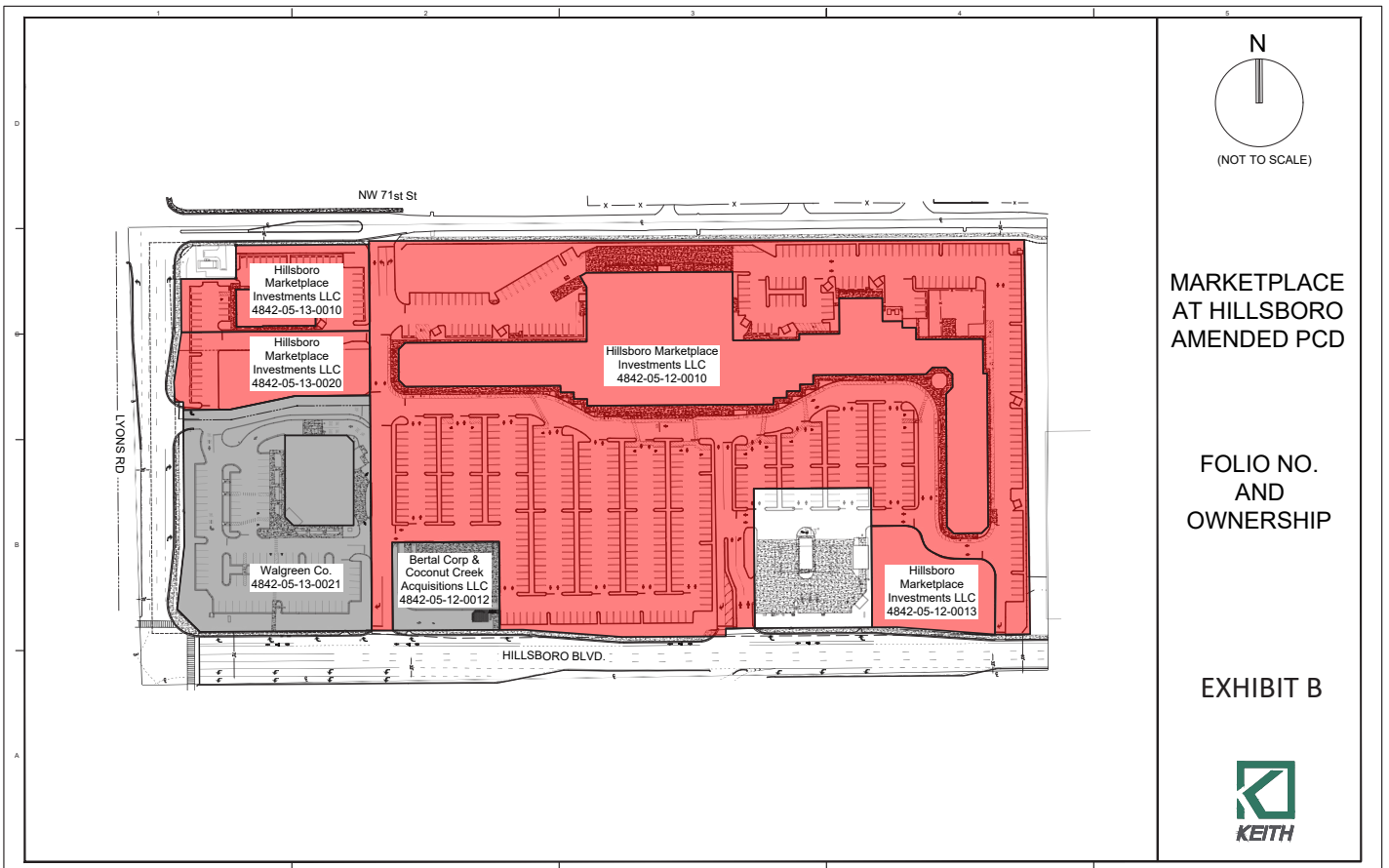
DATE	11/07/19
DRAWN BY	DLS
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	8071-PROP

**Exhibit A.1**





# FOLIO NUMBER AND OWNERSHIP



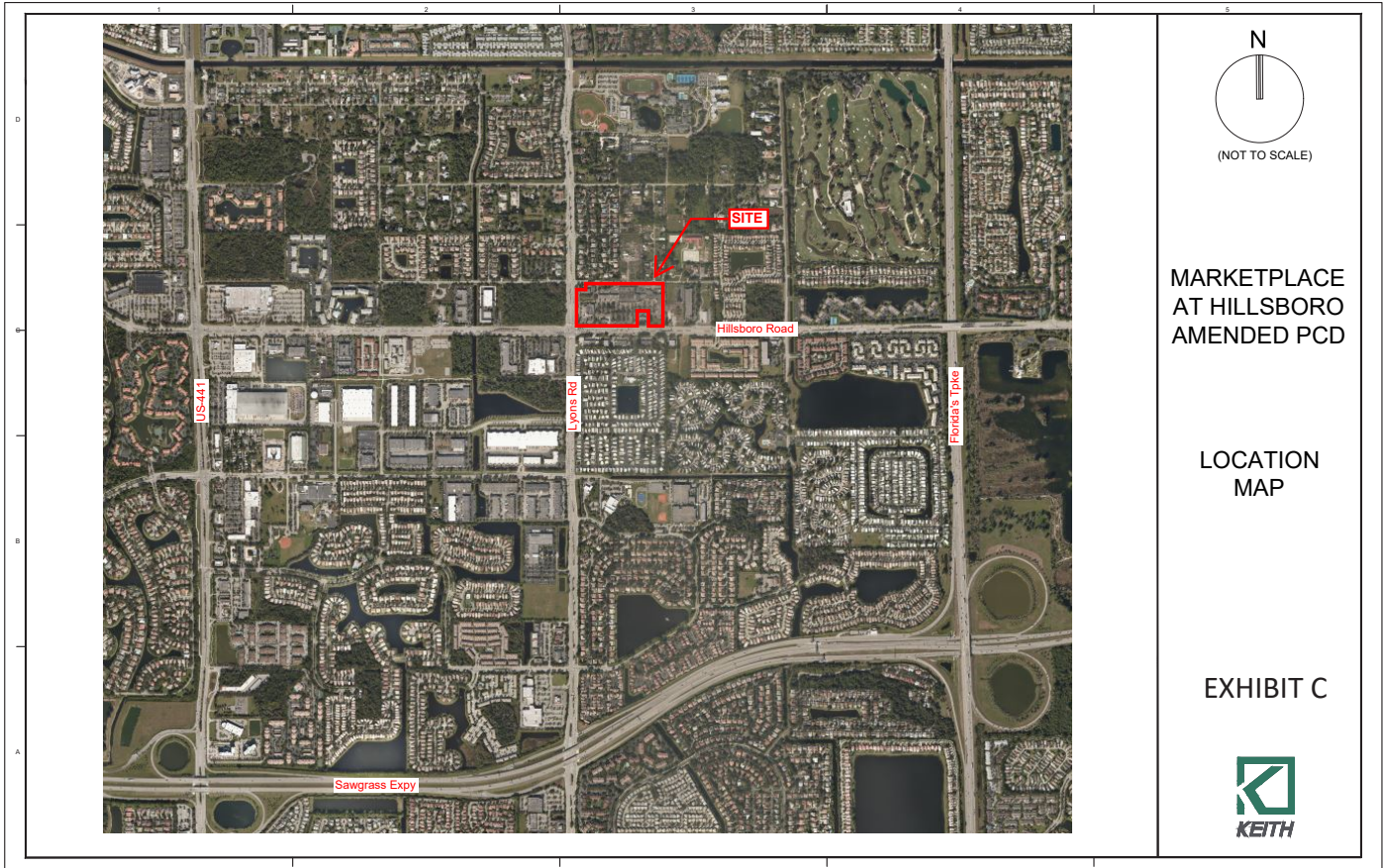
MARKETPLACE  
AT HILLSBORO  
AMENDED PCD

FOLIO NO.  
AND  
OWNERSHIP

EXHIBIT B



# LOCATION MAP



# PLAT

79304701 PLAT BOOK 133 PAGE 4 SHEET 1 OF 1

## "HILLSBORO CENTER"

A REPLAT OF A PORTION OF TRACT 3, AND TRACT 4, BLOCK 84  
PALM BEACH FARMS COMPANY NO. 3 P.B. 2, PAGE 48-56 (P.B.C.R.)  
SECTION 5 & 6 TOWNSHIP 48 SOUTH, RANGE 42 EAST,  
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

PARCEL NO.	AREA (ACRES)
1	13.421
2	1.127
<b>TOTAL AREA</b>	<b>14.548 ACRES</b>

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA, I, the undersigned hereby certify that they are the holders of a mortgage upon the property described herein and do hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and consent that the mortgage which is recorded in the public records of Broward County, Fla. shall be subordinated to the dedication shown herein in witness whereof, the mortgagees have caused these presents to be signed and sealed this 12th day of February, 2008.

**ACKNOWLEDGEMENT**

STATE OF FLORIDA, I, before me personally appeared \_\_\_\_\_ of the County of Broward, who being personally appeared and acknowledged before me that he executed said instrument as his free act and deed and that said instrument is the free act and deed of said mortgagor.

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA, I, the undersigned hereby certify that they are the holders of a mortgage upon the property described herein and do hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and consent that the mortgage which is recorded in the public records of Broward County, Fla. shall be subordinated to the dedication shown herein in witness whereof, the mortgagees have caused these presents to be signed and sealed this 12th day of February, 2008.

**ACKNOWLEDGEMENT**

STATE OF FLORIDA, I, before me personally appeared \_\_\_\_\_ of the County of Broward, who being personally appeared and acknowledged before me that he executed said instrument as his free act and deed and that said instrument is the free act and deed of said mortgagor.

**NOTICE**

THIS PLAT IS RESTRICTED TO AND NOT TO BE USED FOR COMMERCIAL PURPOSES AND IS RESTRICTED TO RESIDENTIAL USES ONLY.

**PLAT RESTRICTION**

THIS PLAT IS RESTRICTED TO AND NOT TO BE USED FOR COMMERCIAL PURPOSES AND IS RESTRICTED TO RESIDENTIAL USES ONLY.

**KEYTH AND SCHNARS, P.A.**  
ENGINEERS - PLANNERS - SURVEYORS  
FORT LAUDERDALE, FLORIDA 33304  
(954) 763-2843  
FEBRUARY 20, 2008

**CITY OF COCONUT CREEK PLANNING AND ZONING BOARD**

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF COCONUT CREEK, FLORIDA, THIS 20th DAY OF FEBRUARY, A.D. 1967.

**CITY COUNCIL**

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY RECORD BY THE CITY COUNCIL OF THE CITY OF COCONUT CREEK, FLORIDA, THIS 20th DAY OF FEBRUARY, A.D. 1967.

**CITY ENGINEER**

THIS PLAN IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF FEBRUARY, A.D. 1967.

**BROWARD COUNTY ENGINEERING DIVISION**

THIS PLAN IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 20th DAY OF FEBRUARY, A.D. 1967.

**BROWARD CO. PLANNING COUNCIL**

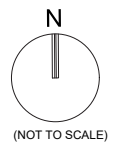
THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAN WITH THE FOLLOWING COMMENTS BY RESOLUTION ADOPTED THIS 20th DAY OF FEBRUARY, A.D. 1967.

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPT. COUNTY RECORDS DIVISION - MINUTES SECTION**

THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE CLERK OF COUNTY RECORDS OF BROWARD COUNTY, FLORIDA, THIS 20th DAY OF FEBRUARY, A.D. 1967.

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPT. COUNTY RECORDS DIVISION - RECORDING SECTION**

THIS INSTRUMENT WAS FILED FOR RECORD AND RECORDED IN PLAT BOOK 133, PAGE 48-56, BROWARD COUNTY, FLORIDA, THIS 20th DAY OF FEBRUARY, A.D. 1967.



OR 15006 PL 851

MARKETPLACE AT HILLSBORO AMENDED PCD

HILLSBORO CENTER PLAT

EXHIBIT D



79304701 PLAT BOOK 133 PAGE 4 SHEET 1 OF 1

## "HILLSBORO CENTER - NO. 2"

A REPLAT OF A PORTION OF THE WEST ONE HALF (W. 1/2) OF TRACT 4, BLOCK 84  
PALM BEACH FARMS COMPANY PLAT NO. 3, P.B. 2, PAGE 53 (P.B.C.R.)  
SECTIONS 5 & 6 TOWNSHIP 48 SOUTH, RANGE 42 EAST,  
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

PARCEL NO.	AREA (ACRES)
1	13.421
2	1.127
<b>TOTAL AREA</b>	<b>14.548 ACRES</b>

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA, I, the undersigned hereby certify that they are the holders of a mortgage upon the property described herein and do hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and consent that the mortgage which is recorded in the public records of Broward County, Fla. shall be subordinated to the dedication shown herein in witness whereof, the mortgagees have caused these presents to be signed and sealed this 12th day of February, 2008.

**ACKNOWLEDGEMENT**

STATE OF FLORIDA, I, before me personally appeared \_\_\_\_\_ of the County of Broward, who being personally appeared and acknowledged before me that he executed said instrument as his free act and deed and that said instrument is the free act and deed of said mortgagor.

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA, I, the undersigned hereby certify that they are the holders of a mortgage upon the property described herein and do hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and consent that the mortgage which is recorded in the public records of Broward County, Fla. shall be subordinated to the dedication shown herein in witness whereof, the mortgagees have caused these presents to be signed and sealed this 12th day of February, 2008.

**ACKNOWLEDGEMENT**

STATE OF FLORIDA, I, before me personally appeared \_\_\_\_\_ of the County of Broward, who being personally appeared and acknowledged before me that he executed said instrument as his free act and deed and that said instrument is the free act and deed of said mortgagor.

**NOTICE**

THIS PLAT IS RESTRICTED TO AND NOT TO BE USED FOR COMMERCIAL PURPOSES AND IS RESTRICTED TO RESIDENTIAL USES ONLY.

**PLAT RESTRICTION**

THIS PLAT IS RESTRICTED TO AND NOT TO BE USED FOR COMMERCIAL PURPOSES AND IS RESTRICTED TO RESIDENTIAL USES ONLY.

**KEYTH AND SCHNARS, P.A.**  
ENGINEERS - PLANNERS - SURVEYORS  
FORT LAUDERDALE, FLORIDA 33304  
(954) 763-2843  
FEBRUARY 20, 2008

**CITY OF COCONUT CREEK PLANNING AND ZONING BOARD**

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF COCONUT CREEK, FLORIDA, THIS 20th DAY OF FEBRUARY, A.D. 1967.

**CITY COUNCIL**

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY RECORD BY THE CITY COUNCIL OF THE CITY OF COCONUT CREEK, FLORIDA, THIS 20th DAY OF FEBRUARY, A.D. 1967.

**CITY ENGINEER**

THIS PLAN IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF FEBRUARY, A.D. 1967.

**BROWARD COUNTY ENGINEERING DIVISION**

THIS PLAN IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 20th DAY OF FEBRUARY, A.D. 1967.

**BROWARD CO. PLANNING COUNCIL**

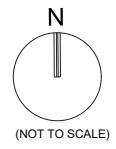
THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAN WITH THE FOLLOWING COMMENTS BY RESOLUTION ADOPTED THIS 20th DAY OF FEBRUARY, A.D. 1967.

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPT. COUNTY RECORDS DIVISION - MINUTES SECTION**

THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE CLERK OF COUNTY RECORDS OF BROWARD COUNTY, FLORIDA, THIS 20th DAY OF FEBRUARY, A.D. 1967.

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPT. COUNTY RECORDS DIVISION - RECORDING SECTION**

THIS INSTRUMENT WAS FILED FOR RECORD AND RECORDED IN PLAT BOOK 133, PAGE 48-56, BROWARD COUNTY, FLORIDA, THIS 20th DAY OF FEBRUARY, A.D. 1967.



OR 15006 PL 851

MARKETPLACE AT HILLSBORO AMENDED PCD

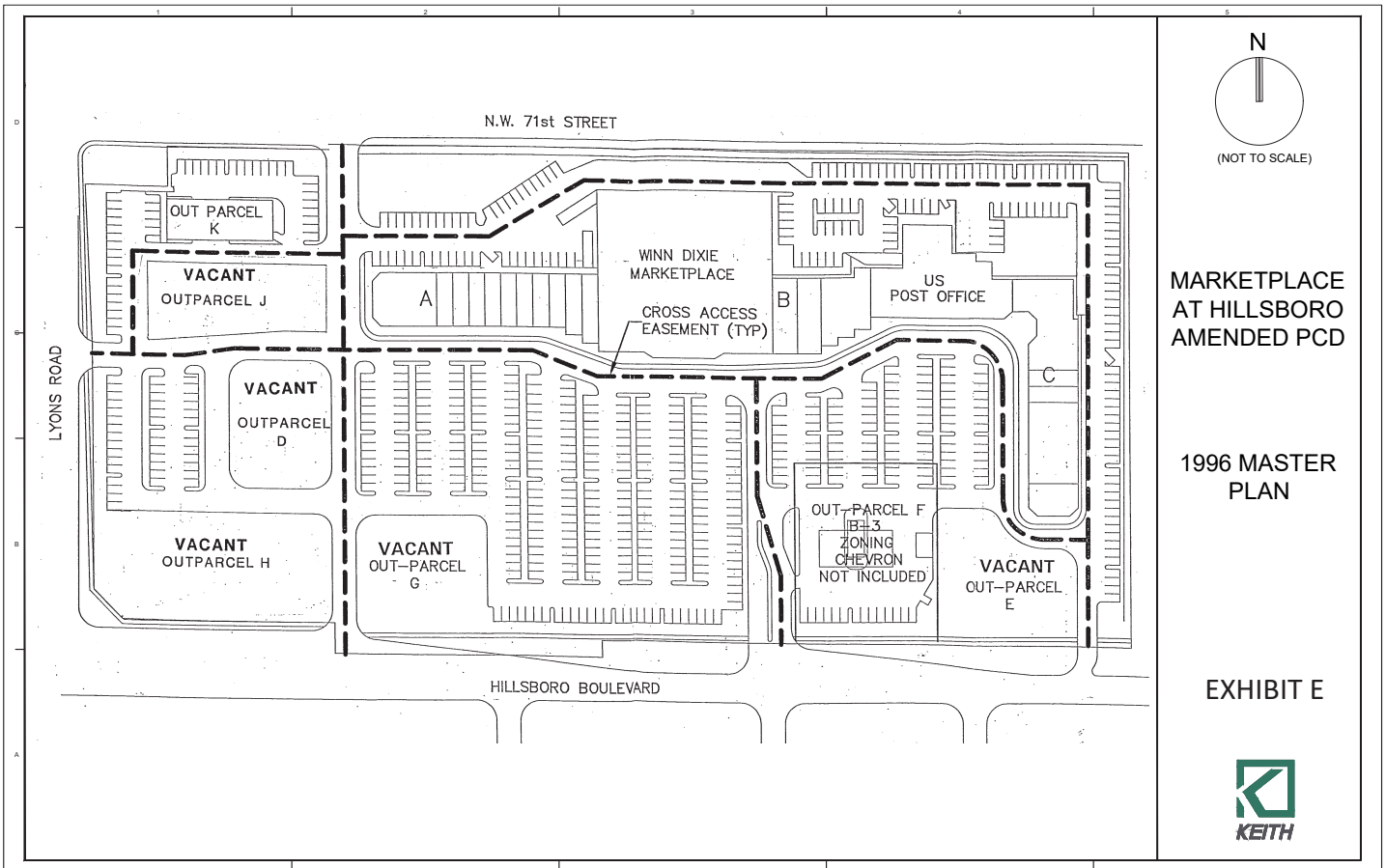
HILLSBORO CENTER - NO. 2 PLAT

EXHIBIT D



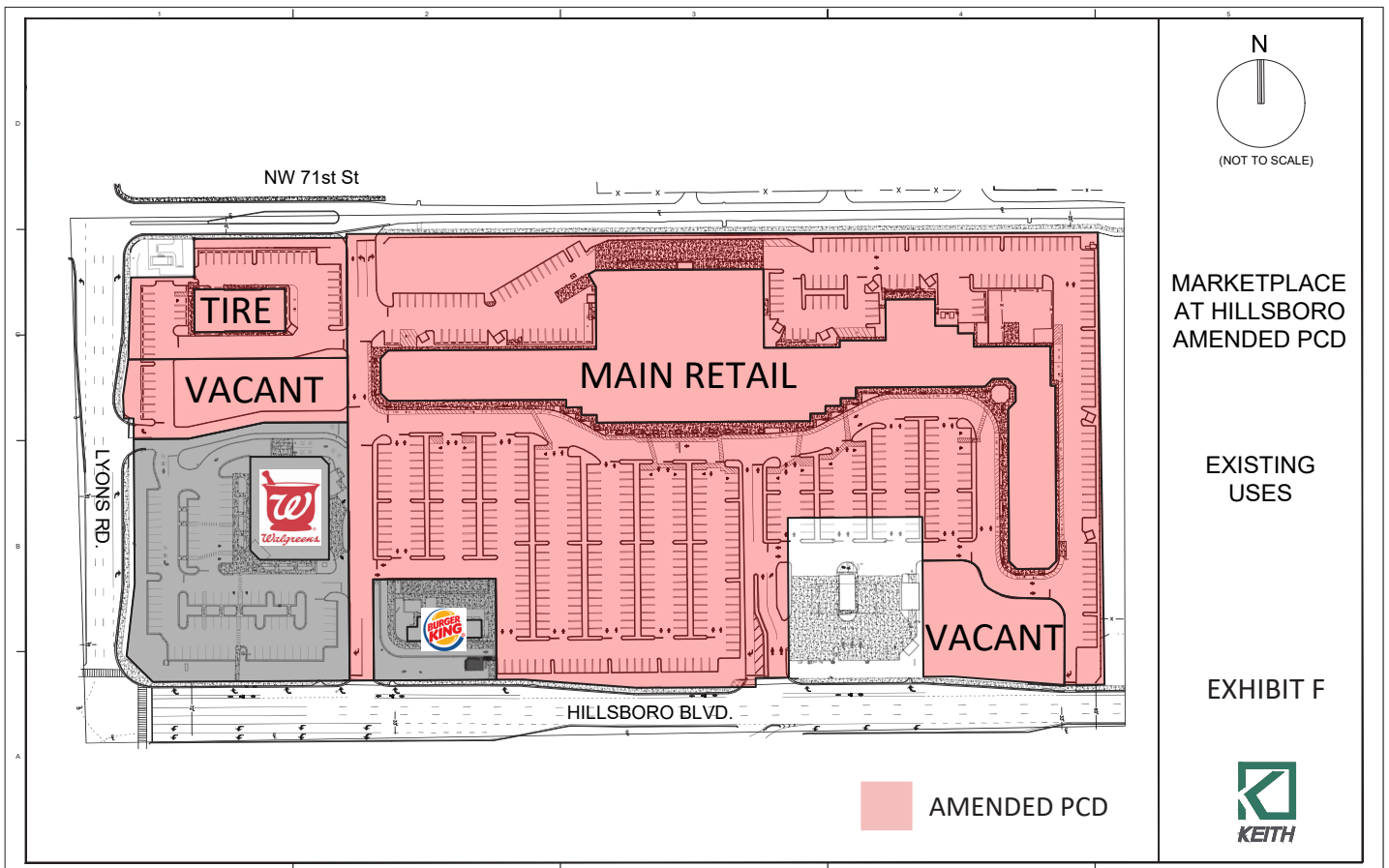
# Exhibit D

# 1996 MASTER PLAN



## Exhibit E

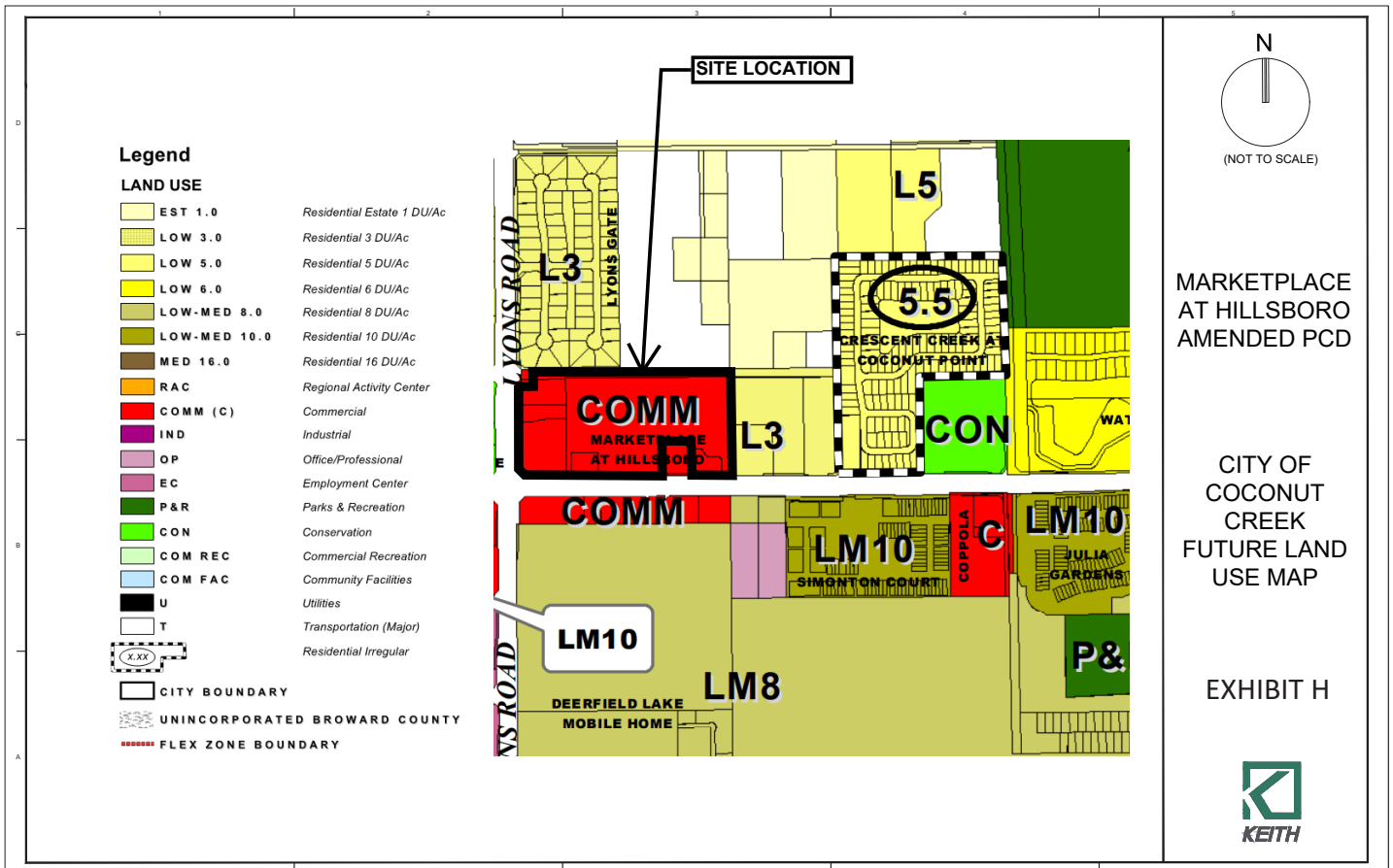
# EXISTING USES



## Exhibit F

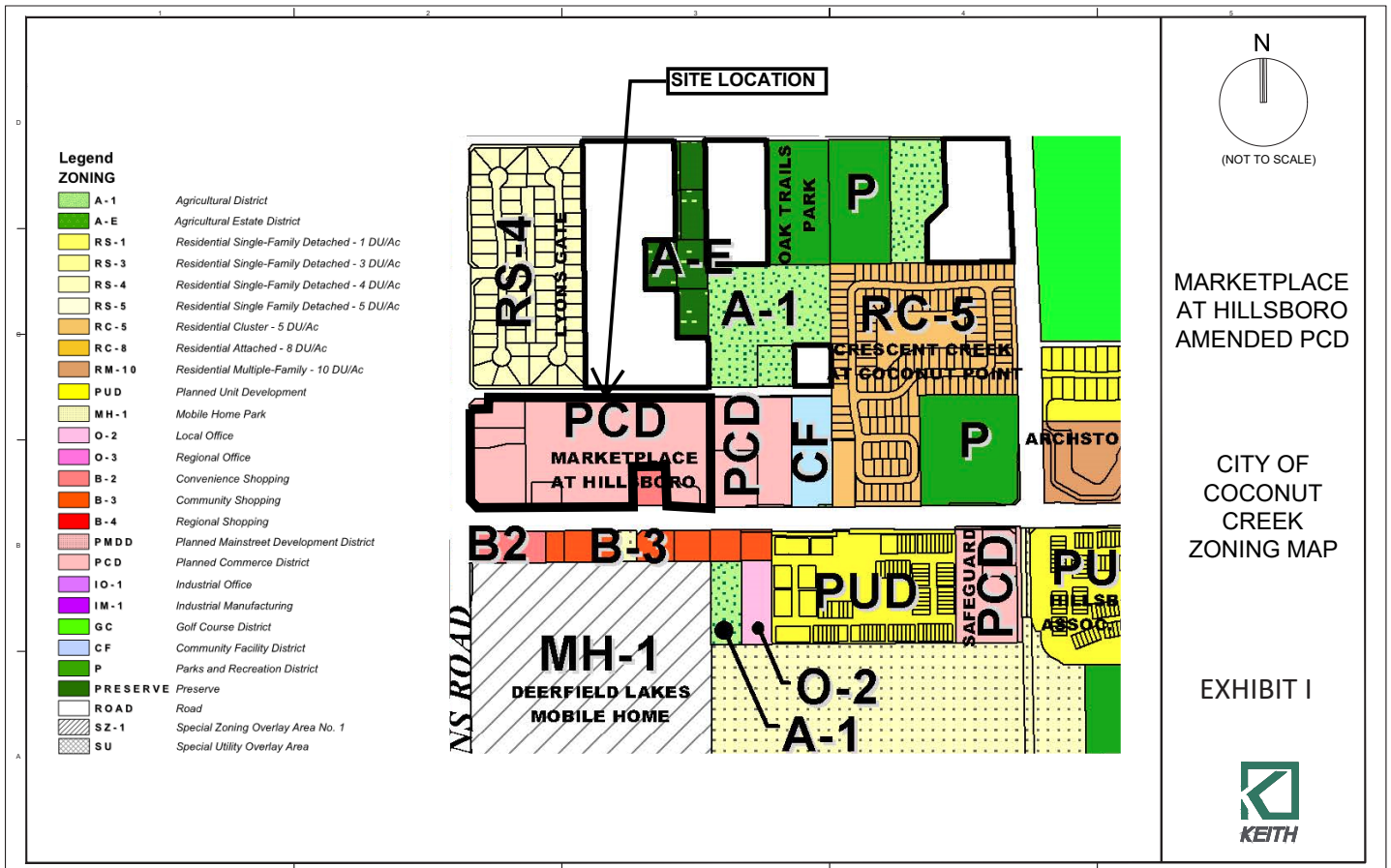


# FUTURE LAND USE MAP



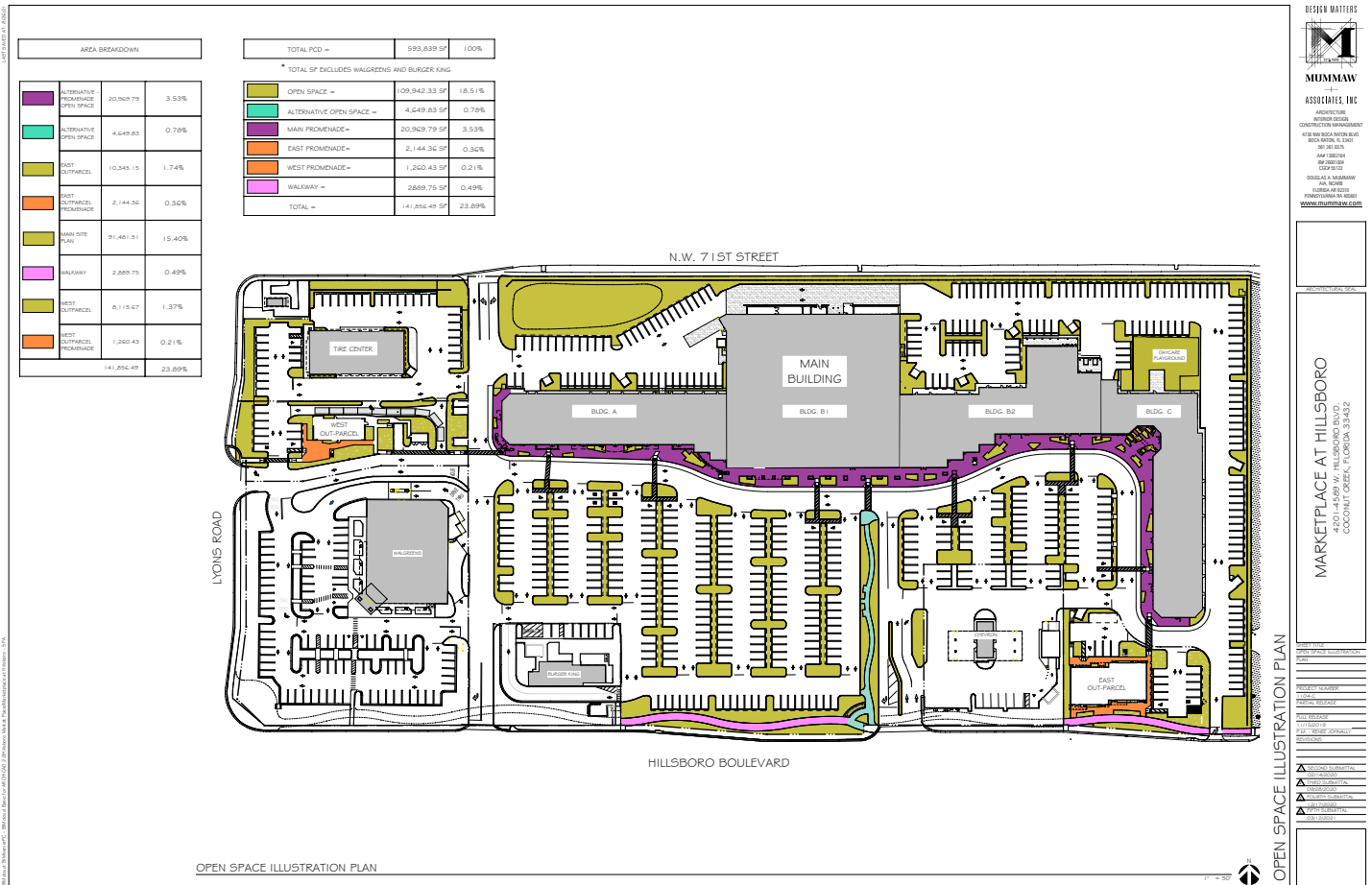


# ZONING MAP



# Exhibit I

# OPEN SPACE PLAN



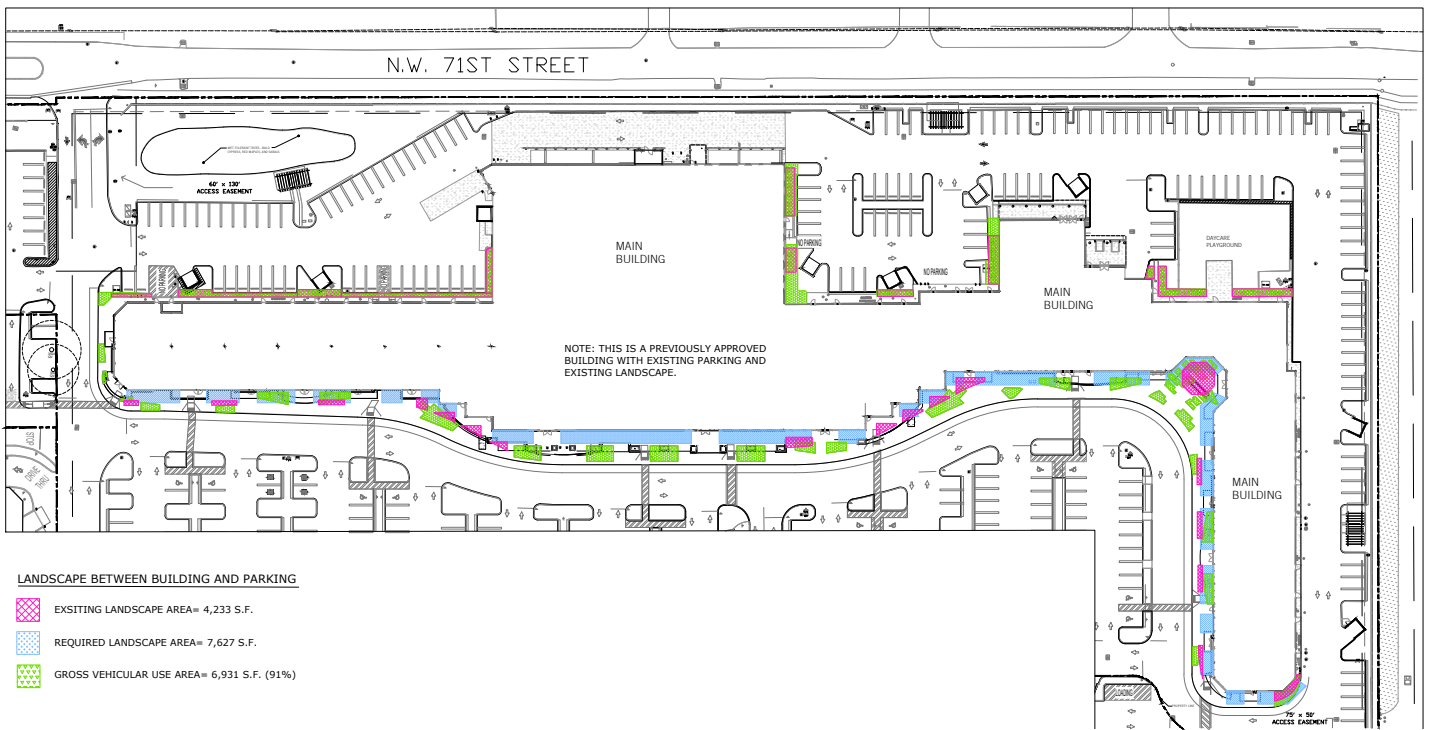
DESIGN MATTERS  
**MUMMAW**  
 ASSOCIATES, INC.  
 ARCHITECTURE  
 INTERIOR DESIGN  
 CONSTRUCTION MANAGEMENT  
 400 N.W. 71ST STREET, SUITE 200  
 BOCA RATON, FL 33433  
 (561) 991-1100  
 WWW.MUMMAW.COM

MARKETPLACE AT HILLSBORO  
 4200 N.W. 71ST ST., HILLSBORO, FL 33428  
 COOPER GREEN, FLORIDA, U.S.A.

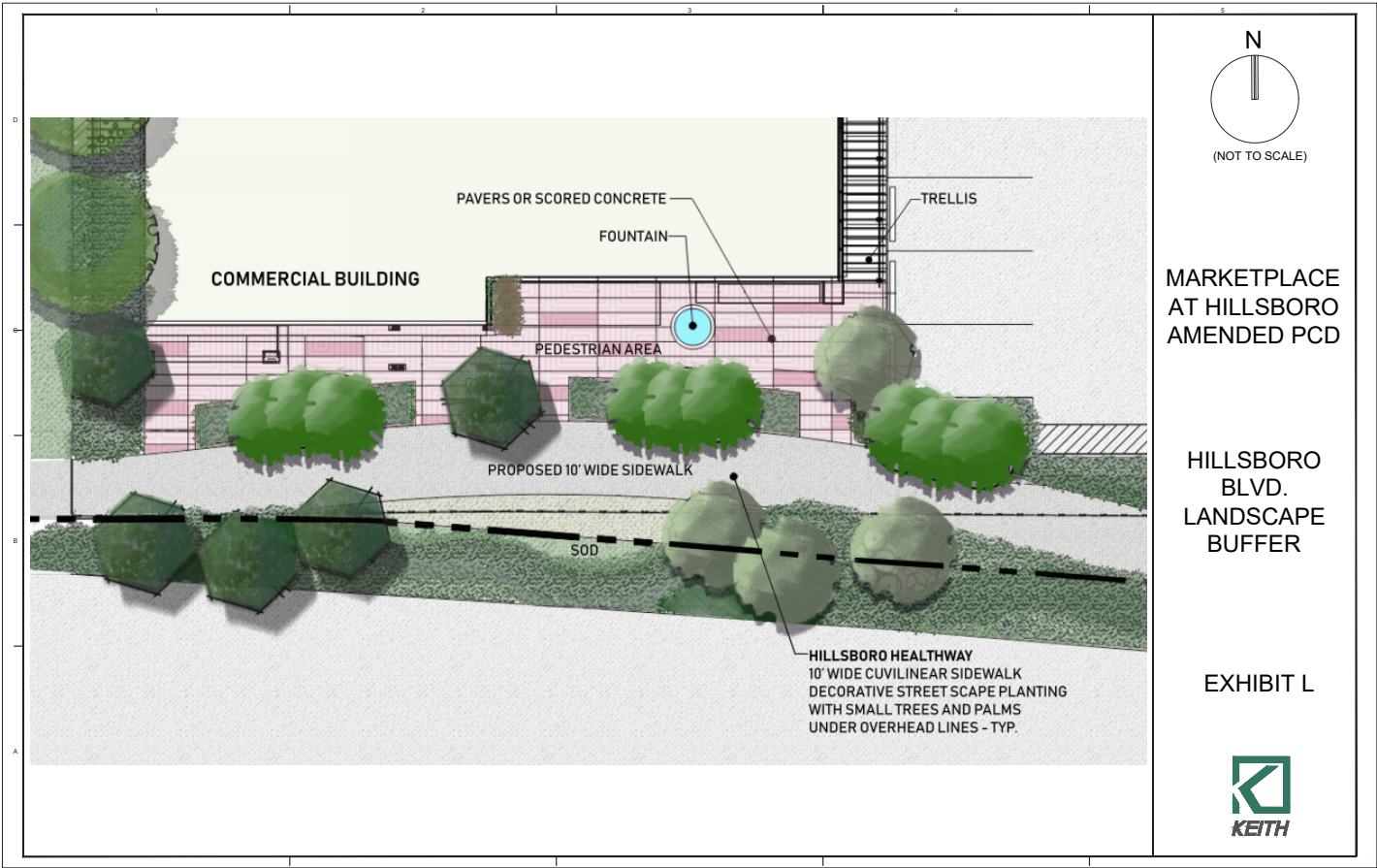
OPEN SPACE ILLUSTRATION PLAN

1	PROPOSED OPEN SPACE
2	PROPOSED PROMENADE
3	PROPOSED WALKWAY
4	PROPOSED ALTERNATIVE OPEN SPACE
5	PROPOSED ALTERNATIVE PROMENADE
6	PROPOSED WEST OUTPARCEL
7	PROPOSED WEST OUTPARCEL PROMENADE
8	PROPOSED MAIN SITE PLAN
9	PROPOSED EAST OUTPARCEL
10	PROPOSED EAST OUTPARCEL PROMENADE
11	PROPOSED WALKWAY
12	PROPOSED TREE CENTER
13	PROPOSED TREE CENTER
14	PROPOSED TREE CENTER
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17	PROPOSED TREE CENTER
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49	PROPOSED TREE CENTER
50	PROPOSED TREE CENTER

# FOUNDATION PLANTING

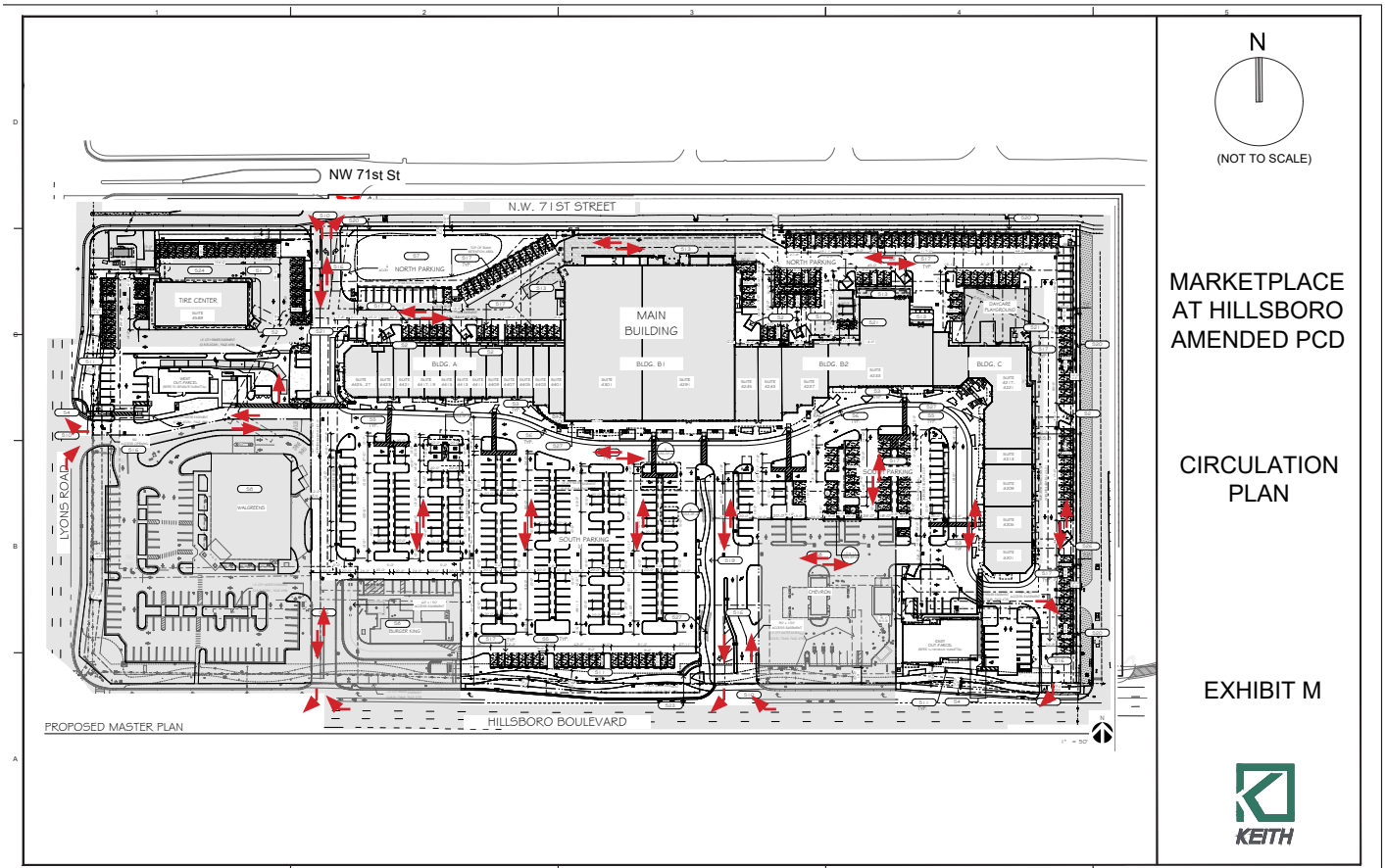


# LANDSCAPE BUFFER



# Exhibit L

# CIRCULATION PLAN



## Exhibit M

*SHARED PARKING ANALYSIS*

MARKETPLACE AT HILLSBORO PCD  
COCONUT CREEK, FL

*Prepared for:*  
Mummaw and Associates, Inc.  
Boca Raton, Florida

*Prepared by:*



Engineering & Planning, Inc.

1172 SW 30<sup>th</sup> Street, Suite 500  
Palm City, FL 34990  
(772) 286-8030



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHAUN G. MACKENZIE, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

MACKENZIE ENGINEERING AND PLANNING, INC.  
1172 SW 30<sup>th</sup> STREET, SUITE 500  
PALM CITY, FL 34990  
CERTIFICATE OF REGISTRATION 2021  
SHAUN G. MACKENZIE, P.E. NO. 61751

Digitally signed by  
Shaun G MacKenzie  
Date: 2021.07.22  
07:39:25 -04'00'

---

Shaun G. MacKenzie P.E.  
PE Number 61751

034051  
November 2019  
Revised February 2020  
Revised September 2020  
Revised December 2020  
Revised 11/15/2021

## **EXECUTIVE SUMMARY**

MacKenzie Engineering and Planning, Inc. (MEP) was retained to prepare a shared parking analysis and the necessary documentation to determine the needed on-site parking at Marketplace at Hillsboro PCD. Marketplace at Hillsboro PCD is an existing district located on the northeast corner Hillsboro Boulevard and Lyons Road in Coconut Creek, Florida and includes the main shopping center, west (fast food) outparcel, east outparcel, Walgreens, Burger King, and Goodyear, but does not include the Chevron Gas Station.

Marketplace at Hillsboro District contains 132,310 SF of commercial use. The applicant proposes a 1,900 SF fast food restaurant (west outparcel) and 4,672 SF of additional retail use (east outparcel). The proposed Marketplace at Hillsboro is 138,882 SF of commercial use.

The PCD has a peak demand of 583 parking spaces and a supply of 609 parking spaces. Therefore, the site is projected to have an adequate supply of parking based on the shared parking analysis. The new code required parking at the district is 583 parking spaces and the parking rate is 4.2 spaces per 1,000 SF of Gross Floor Area (GFA).

- City Code Required Parking – 782 Spaces
- Shared Parking Result – 583 Spaces
- Parking Supply – 609 Spaces

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## **APPENDICES**

Exhibits 1-2 (City Code Parking Analysis)

Exhibits 3-8 (ULI Parking Analysis)

Exhibits 9-10 (Parking Rates Per Use)

Urban Land Institute's (ULI) Manual *Shared Parking, Second Edition*.



## ***INTRODUCTION***

MacKenzie Engineering and Planning, Inc. (MEP) was retained to prepare a shared parking analysis and the necessary documentation to determine the needed on-site parking at Marketplace at Hillsboro. Marketplace at Hillsboro is an existing development located on the northeast corner Hillsboro Boulevard and Lyons Road in Coconut Creek, Florida and includes the main shopping center, west (fast food) outparcel, east outparcel, Walgreens, Burger King, and Goodyear, but does not include the Chevron Gas Station.

Marketplace at Hillsboro is an existing 132,310 SF commercial district. The applicant proposes a 1,900 SF High Turnover Restaurant and 4,672 SF of additional retail use. The proposed Marketplace at Hillsboro PCD is 138,882 SF. The district shares its accesses with Chevron Gas Station/Convenience Store; which is excluded from the shared parking analysis.

The report includes a shared parking analysis of the proposed condition. The study was performed based on the City's parking code rates and the rates and methodology contained with the Urban Land Institute's manual, *Shared Parking (2<sup>nd</sup> Edition)*.

## ***CITY OF COCONUT CREEK CODE***

The City of Coconut Creek permits a reduction in the total number of required parking spaces when the property is occupied by two or more land uses (i.e. – mixed-use development) that typically do not experience peak parking demands at the same time. The resulting parking demand from the shared parking analysis becomes the new code required parking for the site.

### ***Proposed Uses***

The applicant proposes 138,882 SF of the following City of Coconut Creek uses:

- Health Club – 28,557 SF
- Beauty Shop – 7,170 SF
- Daycare – 8,416 SF
- Post Office – 15,095 SF
- Medical Office – 1,552 SF
- Retail – 33,825 SF
- Tire Store – 6,600 SF
- Supermarket – 20,447 SF
- High Turnover Restaurant – 4,664 SF
- Low Turnover Restaurant – 12,556 SF

## ***PARKING ANALYSIS***

A parking analysis was conducted for the proposed conditions. The parking analysis performed is an analysis using City Code rates and an analysis using rates and principles of Urban Land Institute's (ULI) shared parking methodology.

### ***Code Parking Rate Analysis***

The proposed uses have Code quantified parking of 782 spaces as shown in Exhibit 2 using the City's parking rates.

### ***ULI Shared Parking Analysis***

#### ***Methodology and Factors***

Since the existing site is a mixed-use development, it will have different peaking characteristics for parking demand, which will create opportunities for shared parking. The shared parking analysis was based on ULI rates and methodologies and data published in Urban Land Institute's (ULI) *Manual Shared Parking, Second Edition*.

To conduct the analysis, the required parking spaces, which were obtained from ULI rates provided by ULI's visitor/employee split and the base ratios for both weekdays and weekends. These ratios were further evaluated based on the variation in the hourly parking demands.

### ***Proposed Uses***

The applicant proposes 138,882 SF of the following ULI uses:

- Post Office (Retail Rates) – 15,095 SF
- Retail – 96,599 SF
- Daycare/Preschool – 8,416 SF (Closed on Weekends)
- Family Restaurant – 12,556 SF
- Fast Food Restaurant – 4,664 SF
- Medical Office – 1,552 SF

## ***Proposed Parking Study***

### Adjusted Demand

Based on the shared parking analysis the adjusted weekday and weekend demand are 642 and 708 spaces, respectively as shown in Exhibit 4.

### Mode Split

The mode split (non-automobile trips) is estimated at 5 percent. The mode split estimate is supported by the bus service provided in Broward County, the presence of a bus stop (Route 48) in front of the property, sidewalks on three sides of the property, the bike lanes on West Hillsboro Boulevard, and the carpool rate in Coconut Creek. The census journey to work data in Coconut Creek support the mode split as well.

### Non Captive Capture Adjustment

The non-captive adjustment factors (captive capture) were adjusted based on example 5.13 from ULI's *Shared Parking (Second Edition)*. Example 5.13 represents a similar set of data to Marketplace at Coconut Creek.

### Weekday Parking

The weekday hourly variation percentages and parking demand for the proposed uses are summarized in Exhibits 5 and 6. According to this methodology, the weekday shared parking demand peaks from 1:00 PM to 2:00 PM with a peak demand of 535 parking spaces.

### Weekend Parking

The weekend hourly variation percentages and parking demand for the proposed uses are summarized in Exhibits 7 and 8. According to this methodology, the weekend shared parking demand peaks from 1:00 PM to 3:00 PM with a peak demand of 583 parking spaces.

## ***PARKING SUPPLY***

The proposed parking at Marketplace at Hillsboro PCD will provide 609 spaces. The Marketplace at Hillsboro shopping center and two proposed outparcels will provide 516 spaces. The existing Walgreens and Burger King provide 85 and eight parking spaces, respectively. The total of the all the parking in the district, which does not include Chevron, is 609 spaces.

## ***RECOMMENDATION***

The site has a required parking of 583 spaces and supply of 609 spaces. The new parking rate is

4.2 spaces per 1,000 SF of Gross Floor Area (GFA). Therefore, the site is projected to have an adequate supply of parking based on the shared parking analysis.

## **CONCLUSION**

MacKenzie Engineering and Planning, Inc. (MEP) was retained to prepare a shared parking analysis and the necessary documentation to determine the needed on-site parking at Marketplace at Hillsboro PCD. Marketplace at Hillsboro PCD is an existing district located on the northeast corner Hillsboro Boulevard and Lyons Road in Coconut Creek, Florida.

Marketplace at Hillsboro is an existing 132,310 SF commercial district. The applicant proposes a 1,900 SF High Turnover Restaurant and 4,672 SF of additional retail use. The proposed Marketplace at Hillsboro district is 138,882 SF.

The district has a peak demand of 583 parking spaces and a supply of 609 parking spaces. Therefore, the district is projected to have an adequate supply of parking based on the shared parking analysis. The new code required parking at the district is 583 parking spaces and the parking rate is 4.2 spaces per 1,000 SF of Gross Floor Area (GFA).

- City Code Required Parking – 782 Spaces
- Shared Parking Result – 583 Spaces
- Parking Supply – 609 Spaces
- Excess Parking – 26 Spaces

**EXHIBIT 1  
ALL USES HILLSBORO & LYONS (EXCEPT CHEVRON) (CITY CODE RATES)**

Use/Business	Use	Address / Bay	Land Use	Total Intensity	(A) Parking Intensity
La Brasa	936	4201	Low Turnover Restaurant	2,409	2,409
Open Hearts Language Academy	820	4205	Retail	3,536	3,536
Vacant (Restaurant)	936	4209	Low Turnover Restaurant	2,592	2,592
Vacant (Retail)	820	4213	Retail	1,246	1,246
Get Smart Preschool	565	4221	Daycare	8,416	8,416
United States Post Office	702	4233	Post Office	15,095	15,095
Vacant (Restaurant)	936	4237	Low Turnover Restaurant	4,878	4,878
Medcare 7 Aesthetics Spa	496	4243	Beauty Shop	2,672	2,672
Picasso Nail Spa	496	4245	Beauty Shop	3,150	3,150
Planet Fitness	492	4291	Health Club	24,513	24,513
Vacant (Grocery)	850	4301	Supermarket (Sales)	20,447	20,447
Vacant (Retail)	820	4401	Retail	1,742	1,742
Yamato Family Dental	720	4403	Medical Office	1,552	1,552
Vacant (Retail)	820	4405	Retail	1,348	1,348
Rosa's Grooming Spa	820	4407	Retail	1,348	1,348
Metro PCS	820	4409	Retail	1,348	1,348
Invictus Barber Shop	820	4411	Retail	1,348	1,348
Argentina Deli	936	4413	Low Turnover Restaurant	1,348	1,348
AS Beauty Studio	496	4415	Beauty Shop	1,348	1,348
Yoga Cure	492	4417-19	Health Club	2,696	2,696
Zababa Dance Studio	492	4421	Health Club	1,348	1,348
Vacant (Restaurant)	936	4423	Low Turnover Restaurant	1,328	1,328
Vacant (Retail)	820	4425	Retail	2,758	2,758
Proposed Retail	820	E01	Retail	1,168	1,168
Proposed Retail	820	E02	Retail	1,168	1,168
Proposed Retail	820	E03	Retail	1,168	1,168
Proposed Retail	820	E04	Retail	1,168	1,168
Goodyear	848	4589	Tire Store	6,600	6,600
Proposed Fast Food	935	B	High Turnover Restaurant	1,900	1,900
Walgreens	820	B	Retail	14,478	14,478
Burger King - Est. 50% seating	935	C	High Turnover Restaurant	2,764	2,764

Total Square Footage 138,882

**EXHIBIT 2  
ALL USES HILLSBORO & LYONS (EXCEPT CHEVRON) (CITY CODE RATES)**

Land Use	Total Intensity	(A) Parking Intensity	Unit	Required Parking (per 1,000 SF)	(B) Base (# of spaces)	Bicycle Parking	
Health Club	28,557	28,557	GFA	5.00	143		
Beauty Shop	7,170	7,170	GFA	6.67	48		
Daycare	8,416	8,416	GFA	5.00	42		
Post Office	15,095	15,095	GLA	5.00	75		
Medical Office	1,552	1,552	GLA	5.00	8		
Retail	33,825	33,825	GLA	5.00	170		
Tire Store	6,600	6,600	GLA	6.67	44		
Supermarket (Sales)	18,402	18,402	GLA	6.67	123		
Supermarket (Office)	204	204	GLA	5.00	2		
Supermarket (Warehouse)	1,840	1,840	GLA	2.00	4		
High Turnover Restaurant	Seating Area	4,664	3,282	GFA	10.00	33	5
	Non-Seating		1,382	GFA	3.33	5	
Low Turnover Restaurant	Seating Area	12,556	12,556	GFA	6.67	84	
	Non-Seating			GFA	3.33	0	
<b>TOTAL</b>	<b>138,882</b>					<b>14</b>	
<b>TOTAL</b>					<b>782</b>	<b>19</b>	

**EXHIBIT 3  
PROPOSED USES (ULI METHODOLOGY)**

<b>Use/Business</b>	<b>Use</b>	<b>Address / Bay</b>	<b>Land Use</b>	<b>Total Intensity</b>	<b>(A) Parking Intensity</b>
La Brasa	932	4201	Family Restaurant	2,409	2,409
Open Hearts Language Academy	820	4205	Retail	3,536	3,536
Vacant (Restaurant)	932	4209	Family Restaurant	2,592	2,592
Vacant (Retail)	820	4213	Retail	1,246	1,246
Get Smart Preschool	565	4221	Preschool (Retail)	8,416	8,416
United States Post Office	710	4233	Post Office (Retail Rates)	15,095	15,095
Vacant (Restaurant)	932	4237	Family Restaurant	4,878	4,878
Medcare 7 Aesthetics Spa	820	4243	Retail	2,672	2,672
Picasso Nail Spa	820	4245	Retail	3,150	3,150
Planet Fitness	820	4291	Retail	24,513	24,513
Vacant (Grocery)	820	4301	Retail	20,447	20,447
Vacant (Retail)	820	4401	Retail	1,742	1,742
Yamato Family Dental	720	4403	Medical Office	1,552	1,552
Vacant (Retail)	820	4405	Retail	1,348	1,348
Rosa's Grooming Spa	820	4407	Retail	1,348	1,348
Metro PCS	820	4409	Retail	1,348	1,348
Invictus Barber Shop	820	4411	Retail	1,348	1,348
Argentina Deli	932	4413	Family Restaurant	1,348	1,348
AS Beauty Studio	820	4415	Retail	1,348	1,348
Yoga Cure	820	4417-19	Retail	2,696	2,696
Zababa Dance Studio	820	4421	Retail	1,348	1,348
Vacant (Restaurant)	932	4423	Family Restaurant	1,328	1,328
Vacant (Retail)	820	4425	Retail	2,758	2,758
Proposed Retail	820	E01	Retail	1,168	1,168
Proposed Retail	820	E02	Retail	1,168	1,168
Proposed Retail	820	E03	Retail	1,168	1,168
Proposed Retail	820	E04	Retail	1,168	1,168
Goodyear	820	4589	Retail	6,600	6,600
Fast Food Restaurant	933	B	Fast Food Restaurant	1,900	1,900
Walgreens	820	C	Retail	14,478	14,478
Burger King - 50%	933	D	Fast Food Restaurant	2,764	2,764

**Total Square Footage    138,882**

**EXHIBIT 4**

**ULI DAILY PARKING DEMAND (UNADJUSTED PARKING REQUIREMENT)**

Land Use	Quantity	Unit	Visitor/ Employee	ULI Ratios		Unit	Weekdays	Weekends
				Base (# of spaces)	Base (# of spaces)		Unadjusted	Unadjusted
							Parking Spaces	Parking Spaces
Post Office (Retail Rates)	15,095	sq. ft	Visitors	2.90	3.20	per ksf of GFA	43.77	48.30
			Employees	0.70	0.80		10.57	12.08
Retail	96,599	sq. ft	Visitors	2.90	3.20	per ksf of GFA	280.14	309.12
			Employees	0.70	0.80		67.62	77.28
Preschool (Retail)	8,416	sq. ft	Visitors	2.90	0.00	per ksf of GLA	24.41	0.00
			Employees	0.70	0.00		5.89	0.00
Family Restaurant	12,556	sq. ft	Visitors	9.00	12.75	per ksf of GFA	113.00	160.08
			Employees	1.50	2.25		18.83	28.25
Fast Food Restaurant	4,664	sq. ft	Visitors	12.75	12.00	per ksf of GFA	59.47	55.97
			Employees	2.25	2.00		10.49	9.33
Medical Office	1,552	sq. ft	Visitors	3.00	3.00	per ksf of GFA	4.66	4.66
			Employees	1.50	1.50		2.33	2.33
<b>TOTAL</b>	<b>138,882</b>	<b>sq. ft</b>				<b>Unadjusted Total</b>	<b>642</b>	<b>708</b>

**Shared Parking Analysis**

Weekday	535
Weekend	583
Required Parking	583
Available Parking	609
Excess Parking	26
<b>Adequate Parking</b>	<b>YES</b>

ULI Parking Rate **4.2 per ksf of GFA**

EXHIBIT 5 DAILY VARIATION OF PARKING DEMAND (Weekdays)																			
Land Use	Visitor/ Employee																		
		6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00			
Post Office (Retail)	Visitor	0%	1%	20%	60%	65%	85%	95%	100%	95%	90%	90%	95%	5%	2%	1%			
	Employees	3%	30%	75%	95%	85%	95%	100%	100%	100%	100%	100%	95%	25%	10%	7%			
Retail	Visitor	1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%			
	Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%			
Preschool (Retail)	Visitor	1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	0%	0%			
	Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	0%	0%			
Family Restaurant	Visitor	25%	50%	60%	75%	85%	90%	100%	100%	90%	50%	45%	45%	75%	80%	80%			
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	75%	75%	75%	95%	95%	95%	95%			
Medical Office	Visitor	0%	0%	90%	90%	100%	100%	30%	90%	100%	100%	90%	80%	67%	30%	15%			
	Employees	0%	0%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	67%	30%	15%			
Fast Food Restaurant	Visitor	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%			
	Employees	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%			

\*Post Office uses Office Daily Variation; and Retail Daily Variation from 10 AM to 5 PM

EXHIBIT 6 ULI WEEKDAY - DAILY PARKING VARIATION (Weekdays)																			
Land Use	Visitor/ Employee	Peak Demand	Mode Split 5%	Non Captive Adjustment Factor															
					6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00
Post Office (Retail)	Visitor	43.77	0.95	90%	0	0	7	22	24	32	36	37	36	34	36	2	1	0	
	Employees	10.57	0.95	100%	0	3	8	10	9	10	10	10	10	10	10	3	1	1	
Retail	Visitor	280.14	0.95	90%	2	12	36	84	156	204	228	240	228	216	228	228	228	192	
	Employees	67.62	0.95	100%	6	10	26	48	55	61	64	64	64	64	61	61	61	58	
Preschool (Retail)	Visitor	24.41	0.95	100%	0	1	3	8	15	20	22	23	22	21	22	22	0	0	
	Employees	5.89	0.95	100%	1	1	2	4	5	6	6	6	6	6	5	5	0	0	
Family Restaurant	Visitor	113.00	0.95	95%	25	51	61	76	87	92	102	92	51	46	46	76	82	82	
	Employees	18.83	0.95	100%	9	13	16	16	18	18	18	18	13	13	17	17	17	17	
Medical Office	Visitor	4.66	0.95	100%	0	0	4	4	4	4	4	4	4	4	4	3	1	1	
	Employees	2.33	0.95	100%	0	0	1	2	2	2	2	2	2	2	2	1	1	0	
Fast Food Restaurant	Visitor	59.47	0.95	50%	1	3	6	8	16	24	28	28	25	17	16	17	24	23	
	Employees	10.49	0.95	100%	1	2	3	4	7	10	10	9	7	6	7	9	9	6	
<b>Total</b>		<b>642</b>			<b>48</b>	<b>97</b>	<b>174</b>	<b>288</b>	<b>398</b>	<b>482</b>	<b>527</b>	<b>535</b>	<b>476</b>	<b>440</b>	<b>438</b>	<b>485</b>	<b>457</b>	<b>423</b>	<b>371</b>

Weekday Peak Demand: 535  
Peak Hour: 13:00

Required Parking: 535 Spaces  
Parking Supply: 609

Parking Space Sufficiency? **YES** by 74 Spaces

# Exhibit N

EXHIBIT 7 DAILY VARIATION OF PARKING DEMAND (Weekends)															
Land Use	Visitor/ Employee			9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00
				Post Office (Retail)	Visitor			60%	50%	65%	80%	90%	100%	100%	95%
	Employees			95%	85%	95%	100%	100%	100%	100%	100%	95%	5%	0%	0%
Retail	Visitor			30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%
	Employees			75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%
Preschool (Retail)	Visitor			30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%
	Employees			75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%
Family Restaurant	Visitor			70%	90%	90%	100%	85%	65%	40%	45%	60%	70%	70%	65%
	Employees			90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%
Medical Office	Visitor			90%	100%	100%	30%	0%	0%	0%	0%	0%	0%	0%	0%
	Employees			100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%
Fast Food Restaurant	Visitor			30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%
	Employees			40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%

\*Post Office uses Office Daily Variation; and Retail Daily Variation from 10 AM to 5 PM

EXHIBIT 8 ULI WEEKENDS - DAILY PARKING VARIATION (Weekends)																
Land Use	Visitor/ Employee	Peak Demand	Mode Split 5%	Non Captive Adjustment Factor	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00
					Post Office (Retail)	Visitor	48.30	0.95	100%	28	23	30	37	41	46	46
	Employees	12.08	0.95	100%	11	10	11	11	11	11	11	11	11	1	0	0
Retail	Visitor	309.12	0.95	100%	88	147	191	235	264	294	294	279	264	235	220	191
	Employees	77.28	0.95	100%	55	62	70	73	73	73	73	73	70	62	59	55
Preschool (Retail)	Visitor	0.00	0.95	100%	0	0	0	0	0	0	0	0	0	0	0	0
	Employees	0.00	0.95	100%	0	0	0	0	0	0	0	0	0	0	0	0
Family Restaurant	Visitor	160.08	0.95	100%	106	137	137	152	129	99	61	68	91	106	106	99
	Employees	28.25	0.95	100%	24	27	27	27	27	27	20	20	25	25	25	25
Medical Office	Visitor	4.66	0.95	100%	4	4	4	1	0	0	0	0	0	0	0	0
	Employees	2.33	0.95	100%	2	2	2	2	0	0	0	0	0	0	0	0
Fast Food Restaurant	Visitor	55.97	0.95	50%	8	15	23	27	27	24	16	15	16	23	21	13
	Employees	9.33	0.95	100%	4	7	9	9	9	8	6	5	6	8	8	5
<b>Total</b>		<b>708</b>			<b>330</b>	<b>434</b>	<b>504</b>	<b>575</b>	<b>583</b>	<b>583</b>	<b>528</b>	<b>516</b>	<b>526</b>	<b>463</b>	<b>441</b>	<b>389</b>

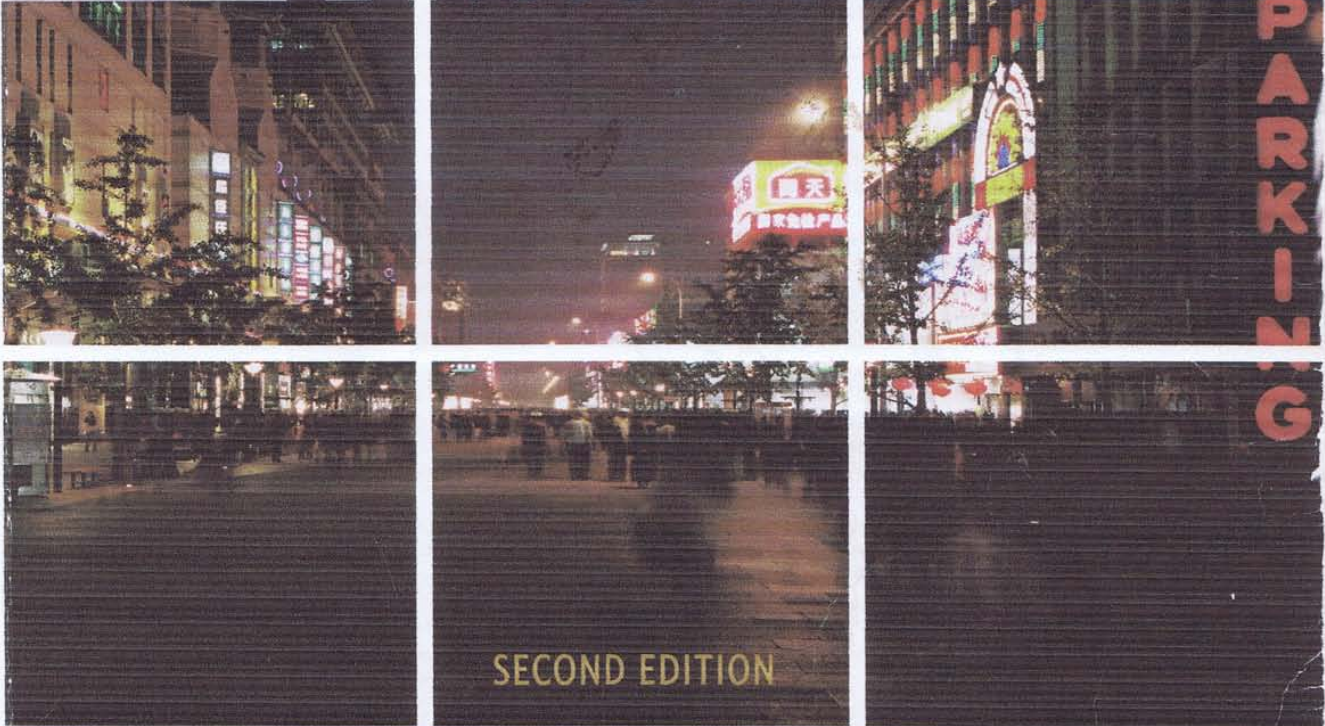
Weekend Peak Demand: 583  
Peak Hour: 13:00

Required Parking 583 Spaces  
Parking Supply: 609

Parking Space Sufficiency? YES by 26 spaces



# SHARED PARKING



SECOND EDITION



**Table 2-1** Land Use Changes between First and Second Editions of *Shared Parking*

Land Use <sup>1</sup> in Second Edition	Land Use in First Edition	Comment
Office (701) <25,000 sq. ft.	Single category: Office	Per <i>Parking Generation</i> , separation is appropriate.
Office (701) 25,000 to 100,000 sq. ft.		
Office (701) 100,000 to 500,000 sq. ft.		
Office (701) >500,000 sq. ft.		
Data Processing Center		
Medical/Dental Office (720)		
Bank with Drive-in (912)		
Retail	Retail (400,000 sq. ft.)	n/a
Community Center <400,000 sq. ft. (820)	Retail (600,000 sq. ft.) <sup>2</sup>	
Regional Center 400,000 to 600,000 sq. ft. (820)		
Super Regional Center >600,000 sq. ft. (820)		
Fine/Casual Dining (Quality Restaurant, 931; High Turnover with Bar, 932)	Single category: Restaurant	Unpublished study by team member and <i>Parking Generation</i> indicated separation is appropriate.
Family Restaurant (High Turnover with No Bar, 932)		
Fast Food (ITE Fast Food, 933)		
Cineplex (444) (>10 screens)	Same	First-edition ratio was applicable for 1-5 screens.
Residential, Rented (221, 222, 224)	Single category: Residential	Per <i>Parking Generation</i> , separation is appropriate.
Residential, Owned (230)		Specific time of day and adjustment factors are provided for suburban and transit/CBD oriented locations.
Leisure Hotel (330)—Rooms	Guest Rooms	Per published references, separation is appropriate.
Business Hotel (312)—Rooms	Restaurant/Lounge	
Restaurant/Lounge	Conference Rooms	
Conference Center/Banquet (20 to 50 sq. ft./room)	Convention Area	
Convention (>50 sq. ft./room)		
Convention Center (455)	Not covered	Common in shared parking situations, especially in central business districts.
Health Club (492)	Not covered	Common in shared parking situations.
Performing Arts Center (441)	Not covered	Common in shared parking situations.
Active Entertainment (400 series)	Not covered	Significant trend in retail development; due to wide variation in specific tenants, default values for parking ratios are not provided.
Nightclub	Not covered	Significant trend in retail development.
Arena	Not covered	Common in shared parking situations.
Baseball Stadium	Not covered	Common in shared parking situations.
Football Stadium	Not covered	Common in shared parking situations.

**Notes**

<sup>1</sup>The ITE *Parking Generation* land use code is provided in parenthesis.

<sup>2</sup>The text of the first edition of *Shared Parking* recommended that, between 400,000 and 600,000 sq. ft., the ratio should be linearly interpolated from 4.0 to 5.0 spaces per thousand sq. ft., which was consistent with the then-current ULI/ICSC publication on *Parking Requirements for Shopping Centers*. The table summarizing the parking ratios, however, identified retail as noted and thus was not completely clear regarding the ratio to be used between 400,000 and 600,000 sq. ft.

**Table 2-2** Summary of Recommended Base Parking Ratios (Spaces per Unit Land Use)

Land Use	Weekday		Weekend		Unit	Source
	Visitor	Employee	Visitor	Employee		
Community Shopping Center (<400,000 sq. ft.)	2.9	0.7	3.2	0.8	/ksf <sup>1</sup> GLA	1
Regional Shopping Center (400,000 to 600,000 sq. ft.)	Sliding scale between 400,000 and 600,000 sq. ft.				/ksf GLA	1
Super Regional Shopping Center (>600,000 sq. ft.)	3.2	0.8	3.6	0.9	/ksf GLA	1
Fine/Casual Dining	15.25	2.75	17.0	3.0	/ksf GLA	2, 3
Family Restaurant	9.0	1.5	12.75	2.25	/ksf GLA	3
Fast-Food Restaurant	12.75	2.25	12.0	2.0	/ksf GLA	2
Nightclub	15.25	1.25	17.5	1.5	/ksf GLA	3
Active Entertainment	Custom to each tenant					
Cineplex	0.19	0.01	0.26	0.01	/seat	3, 2
Performing Arts Theater	0.3	0.07	0.33	0.07	/seat	2
Arena	0.27	0.03	0.3	0.03	/seat	3
Pro Football Stadium	0.3	0.01	0.3	0.01	/seat	3
Pro Baseball Stadium	0.31	0.01	0.34	0.01	/seat	3
Health Club	6.6	0.4	5.5	0.25	/ksf GFA	3, 4
Convention Center	5.5	0.5	5.5	0.5	/ksf GLA	3
Hotel—Business	1.0	0.25	0.9	0.18	/room	2, 3
Hotel—Leisure	0.9	0.25	1.0	0.18	/room	2, 3
Restaurant/Lounge	10.0	—	10.0	—	/ksf GLA	2, 3, 5
Conference Center/Banquet (20 to 50 sq. ft./guest room)	30.0	—	30.0	—	/ksf GLA	2, 3, 5
Convention Space (>50 sq. ft./guest room)	20.0	—	10.0	—	/ksf GLA	2, 3, 5
Residential, Rental	0.15	1.5 <sup>2</sup>	0.15	1.5 <sup>2</sup>	/unit	2
Residential, Owned	0.15	1.7 <sup>2</sup>	0.15	1.7 <sup>2</sup>	/unit	2
Office (<25,000 sq. ft.)	0.3	3.5	0.03	0.35	/ksf GFA	2
Office (25,000 to 100,000 sq. ft.) Sliding scale between					/ksf GFA	2
25,000 sq. ft.:	0.3	3.5	0.03	0.35		
100,000 sq. ft.:	0.25	3.15	0.03	0.32		
Office (100,000 to 500,000 sq. ft.) Sliding scale between					/ksf GFA	2
100,000 sq. ft.:	0.25	3.15	0.03	0.32		
500,000 sq. ft.:	0.2	2.6	0.02	0.26		
Office >500,000 sq. ft.	0.2	2.6	0.02	0.26	/ksf GFA	2
Data Processing Office	0.25	5.75	0.03	0.58	/ksf GFA	2, 3
Medical/Dental Office	3.0	1.5	3.0	1.5	/ksf GFA	2, 3
Bank, Branch with Drive-in	3.0	1.6	3.0	1.6	/ksf GFA	2

**Notes**

Ratios based on peak parking spaces required with virtually 100% auto use and typical ridesharing for suburban conditions.

<sup>1</sup>/ksf = per thousand sq. ft.

<sup>2</sup>1.0 spaces reserved for residents' sole use, 24 hours a day; remainder shared with visitors and other uses.

**Sources:**

1. *Parking Requirements for Shopping Centers*, 2nd ed. (Washington, D.C.: ULI—the Urban Land Institute, 1999).
2. *Parking Generation*, 3rd ed. (Washington, D.C.: Institute of Transportation Engineers, 2004).
3. Data collected by team members.
4. John W. Dorsett, "Parking Requirements for Health Clubs," *The Parking Professional*, April 2004.
5. Gerald Salzman, "Hotel Parking: How Much Is Enough?" *Urban Land*, January 1988.

**Table 2-5** Recommended Time-of-Day Factors for Weekdays

Land Use	User	6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	Noon	1 p.m.	2 p.m.
Shopping Center—Typical	Customer	1%	5%	15%	35%	65%	85%	95%	100%	95%
	Peak December	Customer	1%	5%	15%	30%	55%	75%	90%	100%
	Late December	Customer	1%	5%	10%	20%	40%	65%	90%	100%
Fine/Casual Dining	Employee	10%	15%	40%	75%	85%	95%	100%	100%	100%
	Customer	—	—	—	—	15%	40%	75%	75%	65%
Family Restaurant	Employee	—	20%	50%	75%	90%	90%	90%	90%	90%
	Customer	25%	50%	60%	75%	85%	90%	100%	90%	50%
Fast Food	Employee	50%	75%	90%	90%	100%	100%	100%	100%	100%
	Customer	5%	10%	20%	30%	55%	85%	100%	100%	90%
Nightclub	Employee	15%	20%	30%	40%	75%	100%	100%	100%	95%
	Customer	—	—	—	—	—	—	—	—	—
Cineplex—Typical	Employee	—	—	—	5%	5%	5%	5%	10%	10%
	Customer	—	—	—	—	—	—	20%	45%	55%
Late December	Employee	—	—	—	—	—	—	50%	60%	60%
	Customer	—	—	—	—	—	—	35%	60%	75%
Performing Arts Theater	Employee	—	—	—	1%	1%	1%	1%	1%	1%
	Customer	—	10%	10%	20%	20%	20%	30%	30%	30%
Arena	Employee	—	—	—	1%	1%	1%	1%	1%	1%
	Customer	—	10%	10%	20%	20%	20%	30%	30%	30%
Stadium	Employee	—	—	—	1%	1%	1%	5%	5%	5%
	Customer	—	10%	10%	20%	20%	20%	30%	30%	30%
8 p.m. start	Employee	70%	40%	40%	70%	70%	80%	60%	70%	70%
	Customer	75%	75%	75%	75%	75%	75%	75%	75%	75%
Health Club	Employee	—	—	50%	100%	100%	100%	100%	100%	100%
	Visitor	5%	30%	33%	33%	100%	100%	100%	100%	100%
Convention Center	Employee	95%	90%	80%	70%	60%	60%	55%	55%	60%
	Guest	95%	95%	90%	80%	70%	70%	65%	65%	70%
Hotel—Business	Customer	—	10%	30%	10%	10%	5%	100%	100%	33%
Hotel—Leisure	Customer	—	—	30%	60%	60%	60%	65%	65%	65%
Restaurant/Lounge	Customer	—	—	50%	100%	100%	100%	100%	100%	100%
Conference/Banquet	Employee	5%	30%	90%	90%	100%	100%	100%	100%	100%
Convention	Guest	—	10%	20%	20%	20%	20%	20%	20%	20%
Residential	Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential	Resident	100%	90%	85%	80%	75%	70%	65%	70%	70%
Office	Visitor	—	1%	20%	60%	100%	45%	15%	45%	100%
Office	Employee	3%	30%	75%	95%	100%	100%	90%	90%	100%
Medical/Dental Office	Visitor	—	—	90%	90%	100%	100%	30%	90%	100%
	Employee	—	—	60%	100%	100%	100%	100%	100%	100%
Bank	Customer	—	—	50%	90%	100%	50%	50%	50%	70%
	Employee	—	—	60%	100%	100%	100%	100%	100%	100%

3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	Midnight	Source
90%	90%	95%	95%	95%	80%	50%	30%	10%	—	1
100%	95%	85%	80%	75%	65%	50%	30%	10%	—	1
100%	95%	85%	70%	55%	40%	25%	15%	5%	—	1
100%	100%	95%	95%	95%	90%	75%	40%	15%	—	2
40%	50%	75%	95%	100%	100%	100%	95%	75%	25%	2
75%	75%	100%	100%	100%	100%	100%	100%	85%	35%	2
45%	45%	75%	80%	80%	80%	60%	55%	50%	25%	2
75%	75%	95%	95%	95%	95%	80%	65%	65%	35%	2
60%	55%	60%	85%	80%	50%	30%	20%	10%	5%	3
70%	60%	70%	90%	90%	60%	40%	30%	20%	20%	2
—	—	—	25%	50%	75%	100%	100%	100%	100%	2
10%	20%	45%	70%	100%	100%	100%	100%	100%	100%	2
55%	55%	60%	60%	80%	100%	100%	80%	65%	40%	2,6
80%	80%	80%	70%	80%	100%	100%	85%	70%	55%	2,6
75%	75%	100%	100%	100%	100%	100%	100%	70%	50%	2
1%	1%	1%	1%	25%	100%	100%	—	—	—	2
30%	30%	30%	100%	100%	100%	100%	30%	10%	5%	2
1%	1%	1%	10%	25%	100%	100%	85%	—	—	2
30%	30%	30%	100%	100%	100%	100%	30%	10%	5%	2
5%	5%	5%	10%	50%	100%	100%	85%	25%	—	2
30%	30%	30%	100%	100%	100%	100%	100%	25%	10%	2
70%	80%	90%	100%	90%	80%	70%	35%	10%	—	2,4
75%	75%	100%	100%	75%	50%	20%	20%	20%	—	2,4
100%	100%	100%	50%	30%	30%	10%	—	—	—	2
100%	90%	70%	40%	25%	20%	20%	5%	—	—	2
60%	65%	70%	75%	75%	80%	85%	95%	100%	100%	5
70%	75%	80%	85%	85%	90%	95%	95%	100%	100%	2
10%	10%	30%	55%	60%	70%	67%	60%	40%	30%	5,3
65%	65%	100%	100%	100%	100%	100%	50%	—	—	2
100%	100%	100%	50%	30%	30%	10%	—	—	—	2
100%	90%	70%	40%	20%	20%	20%	20%	10%	5%	2
20%	20%	40%	60%	100%	100%	100%	100%	80%	50%	2
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	2
70%	75%	85%	90%	97%	98%	99%	100%	100%	100%	2
45%	15%	10%	5%	2%	1%	—	—	—	—	2
100%	90%	50%	25%	10%	7%	3%	1%	—	—	3
100%	90%	80%	67%	30%	15%	—	—	—	—	2
100%	100%	100%	67%	30%	15%	—	—	—	—	2
50%	80%	100%	—	—	—	—	—	—	—	3
100%	100%	100%	—	—	—	—	—	—	—	2

- Sources:**
1. Confidential data provided by shopping center managers.
  2. Developed by team members.
  3. *Parking Generation*, 3rd ed. (Washington, D.C.: Institute of Transportation Engineers, 2004).
  4. John W. Dorsett, "Parking Requirements for Health Clubs," *The Parking Professional*, April 2004.
  5. Gerald Salzman, "Hotel Parking: How Much Is Enough?" *Urban Land*, January 1988.
  6. Parking study conducted by Patton Harris Rust & Associates for the Peterson Companies, 2001.

# Exhibit N

**Table 2-6** Recommended Time-of-Day Factors for Weekends

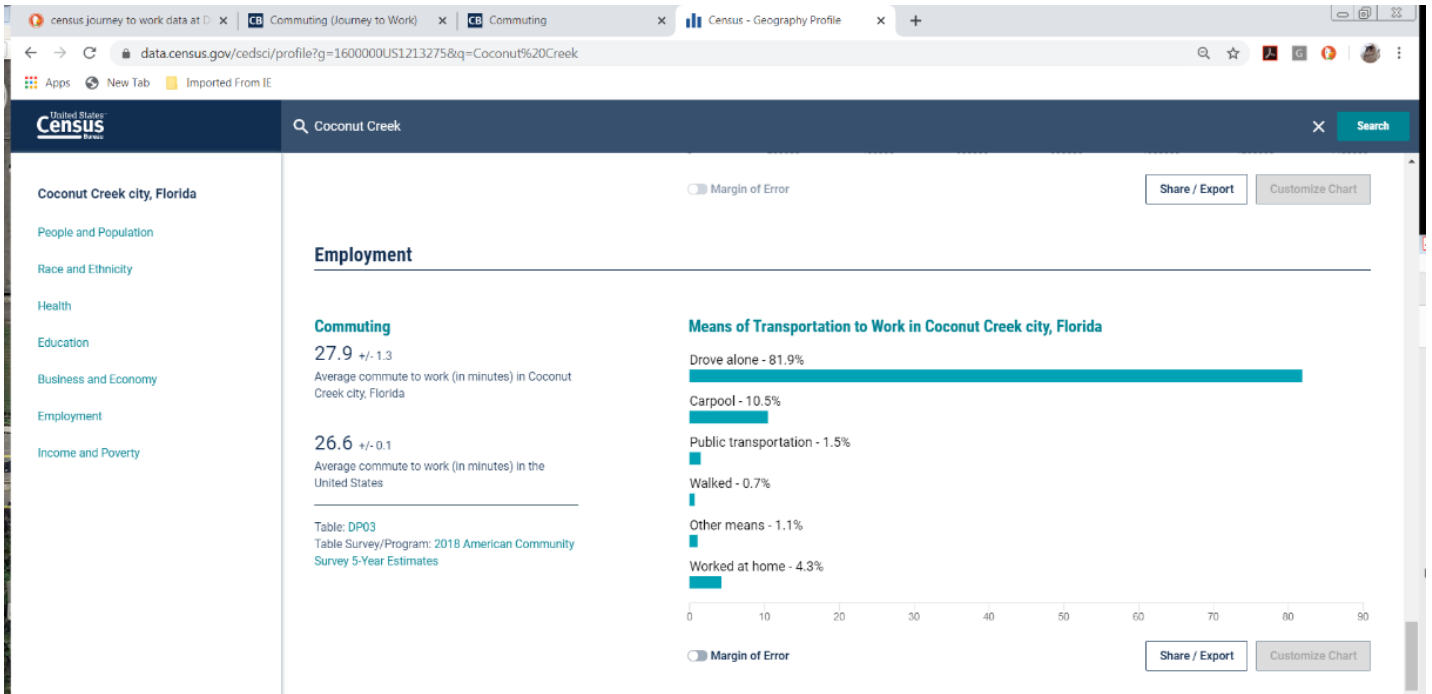
Land Use	User	6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	Noon	1 p.m.	2 p.m.
Shopping Center—Typical	Customer	1%	5%	10%	30%	50%	65%	80%	90%	100%
	Customer	1%	5%	10%	35%	60%	70%	85%	95%	100%
	Customer	1%	5%	10%	20%	40%	60%	80%	95%	100%
	Employee	10%	15%	40%	75%	85%	95%	100%	100%	100%
Fine/Casual Dining	Customer	—	—	—	—	—	15%	50%	55%	45%
	Employee	—	20%	30%	60%	75%	75%	75%	75%	75%
Family Restaurant	Customer	10%	25%	45%	70%	90%	90%	100%	85%	65%
	Employee	50%	75%	90%	90%	100%	100%	100%	100%	100%
Fast Food	Customer	5%	10%	20%	30%	55%	85%	100%	100%	90%
	Employee	15%	20%	30%	40%	75%	100%	100%	100%	95%
Nightclub	Customer	—	—	—	—	—	—	—	—	—
	Employee	—	—	—	5%	5%	5%	5%	10%	10%
Cineplex—Typical	Customer	—	—	—	—	—	—	20%	45%	55%
Late December	Customer	—	—	—	—	—	—	35%	60%	75%
	Employee	—	—	—	—	—	—	50%	60%	60%
Performing Arts Theater	Customer	—	—	—	1%	1%	1%	1%	17%	67%
	Employee	—	10%	10%	20%	20%	20%	30%	100%	100%
Arena (two shows)	Customer	—	—	—	1%	1%	1%	1%	25%	95%
	Employee	—	10%	10%	20%	20%	20%	30%	100%	100%
Stadium (1 p.m. start; see weekday for evening game)	Customer	—	—	1%	1%	5%	5%	50%	100%	100%
	Employee	—	5%	10%	20%	30%	30%	100%	100%	100%
Health Club	Customer	80%	45%	35%	50%	35%	50%	50%	30%	25%
	Employee	50%	50%	50%	50%	50%	50%	50%	50%	50%
Convention Center	Visitor	—	—	50%	100%	100%	100%	100%	100%	100%
	Employee	5%	30%	33%	33%	100%	100%	100%	100%	100%
Hotel—Business	Guest	95%	90%	80%	70%	60%	60%	55%	55%	60%
Hotel—Leisure	Guest	95%	95%	90%	80%	70%	70%	65%	65%	70%
Restaurant/Lounge	Customer	—	10%	30%	10%	10%	5%	100%	100%	33%
Conference/Banquet	Customer	—	—	30%	60%	60%	60%	65%	65%	65%
Convention	Customer	—	—	50%	100%	100%	100%	100%	100%	100%
	Employee	5%	30%	90%	90%	100%	100%	100%	100%	100%
Residential	Guest	—	20%	20%	20%	20%	20%	20%	20%	20%
Residential	Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential	Resident	100%	90%	85%	80%	75%	70%	65%	70%	70%
Office	Visitor	—	20%	60%	80%	90%	100%	90%	80%	60%
Office	Employee	—	20%	60%	80%	90%	100%	90%	80%	60%
Medical/Dental Office	Visitor	—	—	90%	90%	100%	100%	30%	—	—
	Employee	—	—	60%	100%	100%	100%	100%	—	—
Bank	Customer	—	—	25%	40%	75%	100%	90%	—	—
	Employee	—	—	90%	100%	100%	100%	100%	—	—

3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	Midnight	Source
100%	95%	90%	80%	75%	65%	50%	35%	15%	—	1
100%	95%	90%	80%	75%	65%	50%	35%	15%	—	1
100%	95%	85%	70%	60%	50%	30%	20%	10%	—	1
100%	100%	95%	85%	80%	75%	65%	45%	15%	—	2
45%	45%	60%	90%	95%	100%	90%	90%	90%	50%	2
75%	75%	100%	100%	100%	100%	100%	100%	85%	50%	2
40%	45%	60%	70%	70%	65%	30%	25%	15%	10%	2
75%	75%	95%	95%	95%	95%	80%	65%	65%	35%	2
60%	55%	60%	85%	80%	50%	30%	20%	10%	5%	3
70%	60%	70%	90%	90%	60%	40%	30%	20%	20%	2
—	—	—	25%	50%	75%	100%	100%	100%	100%	2
10%	20%	45%	70%	100%	100%	100%	100%	100%	100%	2
55%	55%	60%	60%	80%	100%	100%	100%	80%	50%	2, 6
80%	80%	80%	70%	80%	100%	100%	100%	85%	70%	2, 6
75%	75%	100%	100%	100%	100%	100%	100%	70%	50%	2
67%	1%	1%	1%	25%	100%	100%	—	—	—	2
100%	30%	30%	100%	100%	100%	100%	30%	10%	5%	2
95%	81%	1%	1%	25%	100%	100%	—	—	—	2
100%	100%	30%	100%	100%	100%	100%	30%	10%	5%	2
85%	25%	—	—	—	—	—	—	—	—	2
100%	25%	10%	5%	5%	—	—	—	—	—	2
30%	55%	100%	95%	60%	30%	10%	1%	1%	—	2, 4
50%	75%	100%	100%	75%	50%	20%	20%	20%	—	2, 4
100%	100%	100%	50%	30%	30%	10%	—	—	—	2
100%	90%	70%	40%	25%	20%	20%	5%	—	—	2
60%	65%	70%	75%	75%	80%	85%	95%	100%	100%	5
70%	75%	80%	85%	85%	90%	95%	95%	100%	100%	2
10%	10%	30%	55%	60%	70%	67%	60%	40%	30%	5
65%	65%	100%	100%	100%	100%	100%	50%	—	—	5
100%	100%	100%	50%	30%	30%	10%	—	—	—	2
100%	90%	75%	60%	55%	55%	55%	45%	45%	30%	5
20%	20%	40%	60%	100%	100%	100%	100%	80%	50%	2
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	2
70%	75%	85%	90%	97%	98%	99%	100%	100%	100%	2
40%	20%	10%	5%	—	—	—	—	—	—	2
40%	20%	10%	5%	—	—	—	—	—	—	3
—	—	—	—	—	—	—	—	—	—	2
—	—	—	—	—	—	—	—	—	—	2
—	—	—	—	—	—	—	—	—	—	3
—	—	—	—	—	—	—	—	—	—	2

**Sources:**

1. Confidential data provided by shopping center managers.
2. Developed by team members.
3. *Parking Generation*, 3rd ed. (Washington, D.C.: Institute of Transportation Engineers, 2004).
4. John W. Dorsett, "Parking Requirements for Health Clubs," *The Parking Professional*, April 2004.
5. Gerald Salzman, "Hotel Parking: How Much Is Enough?" *Urban Land*, January 1988.
6. Parking study conducted by Patton Harris Rust & Associates for the Peterson Companies, 2001.

# Exhibit N



**Table 5-36** Estimated Weekday Shared Parking Requirements, Case Study 5.13

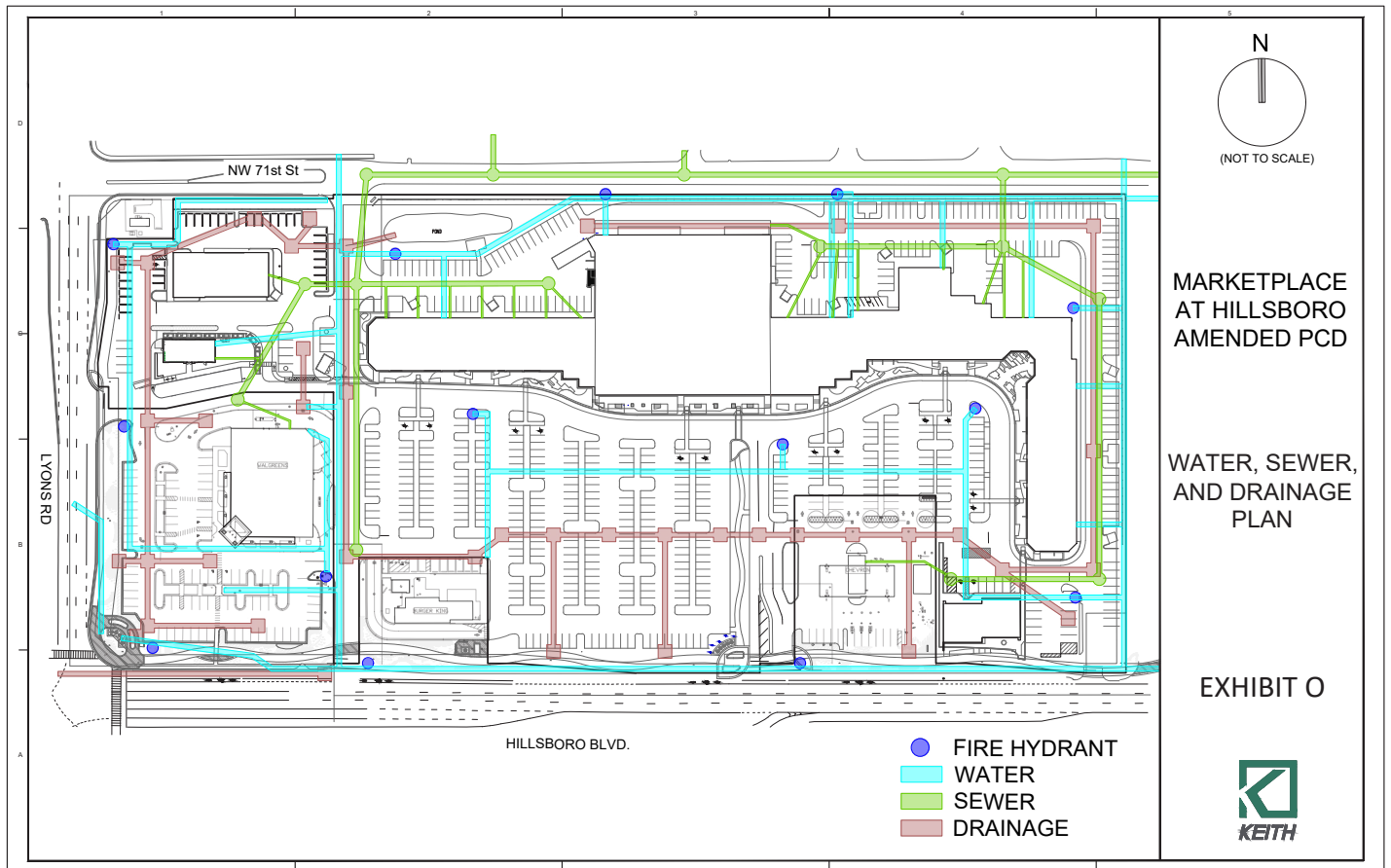
Land Use	Unadjusted Demand	Month Adjustment December	Peak-Hour Adjustment 1 p.m.	Noncaptive Adjustment Daytime	Mode Adjustment Daytime	December	August	August
						1 p.m.	1 p.m.	6 p.m.
Community Shopping Center	28	100%	100%	90%	100%	25	17	18
Employee	7	100%	100%	100%	100%	7	6	5
Family Restaurant	74	100%	90%	95%	100%	63	63	57
Employee	12	100%	100%	100%	100%	12	12	11
Fast Food	102	100%	100%	50%	100%	51	50	43
Employee	18	100%	100%	100%	100%	18	18	16
Office < 25,000 sq. ft.	4	100%	45%	100%	100%	2	2	—
Employee	43	100%	90%	100%	100%	39	37	11
Medical/Dental Office	18	100%	90%	100%	100%	16	15	12
Employee	9	100%	100%	100%	100%	9	9	6
Bank (Drive-in Branch)	13	100%	50%	100%	100%	7	6	—
Employee	7	100%	100%	100%	100%	7	7	—
Subtotal: Customer/Guest Spaces	239					164	153	130
Subtotal: Employee/Resident Spaces	96					92	89	49
Total Parking Spaces	335					256	242	179
Reduction	24%					vs. Observed	222	107
						Estimated/Observed	1.09	1.67



**Table S-37** Estimated Weekend Shared Parking Requirements, Case Study 5.13

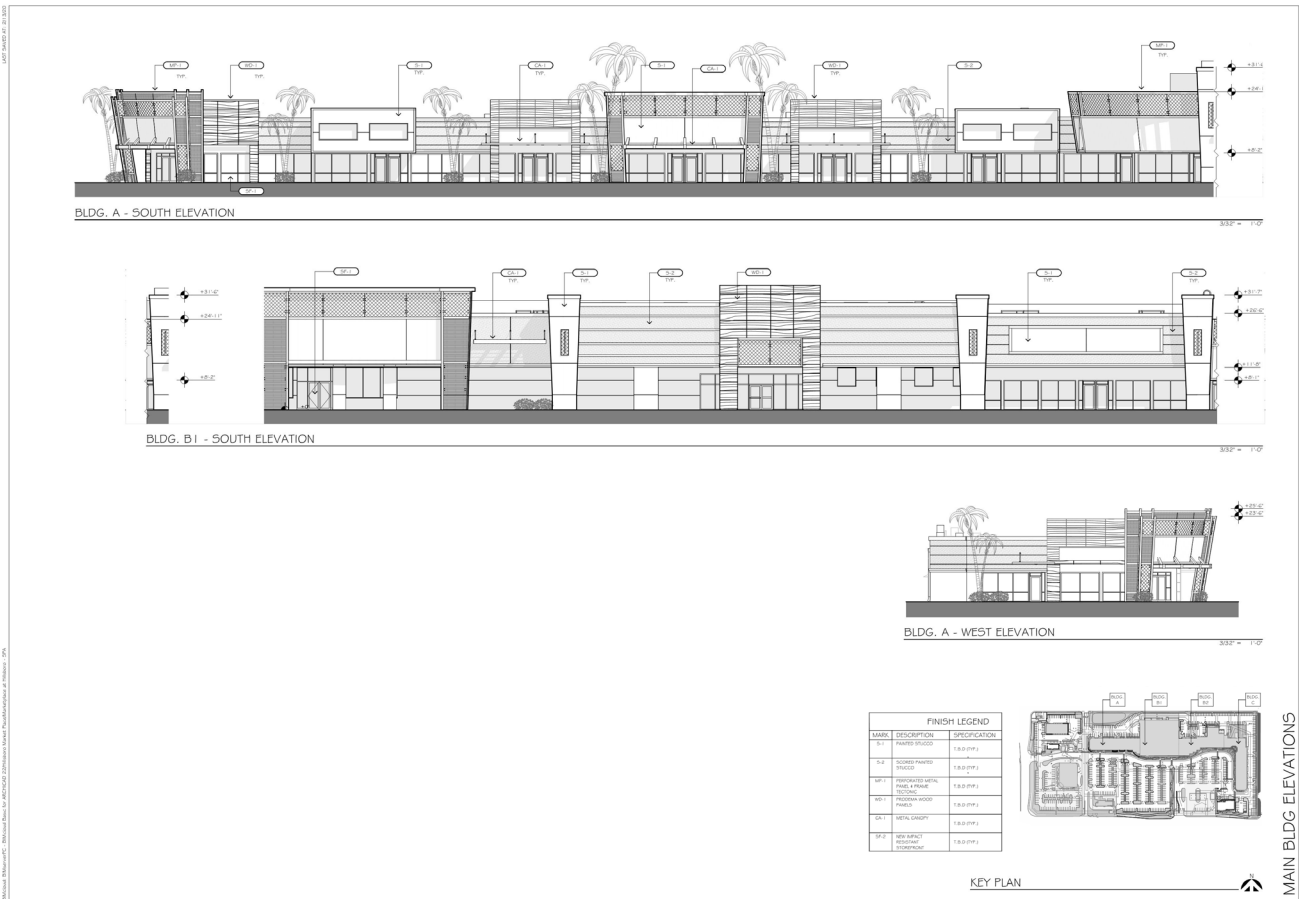
Land Use	Unadjusted Demand	Month Adjustment December	Peak-Hour Adjustment Noon	Noncaptive Adjustment Daytime	Mode Adjustment Daytime	December Noon	August Noon	August 6 p.m.
Community Shopping Center	31	100%	85%	100%	100%	26	17	17
Employee	8	100%	100%	100%	100%	8	6	5
Family Restaurant	105	100%	100%	100%	100%	105	104	73
Employee	19	100%	100%	100%	100%	19	19	18
Fast Food	96	100%	100%	50%	100%	48	47	40
Employee	16	100%	100%	100%	100%	16	16	14
Office	—	100%	90%	100%	100%	—	—	—
Employee	4	100%	90%	100%	100%	4	3	—
Medical/Dental Office	18	100%	30%	100%	100%	5	5	—
Employee	9	100%	100%	100%	100%	9	9	—
Bank (Drive-in Branch)	13	100%	90%	100%	100%	12	11	—
Employee	7	100%	100%	100%	100%	7	7	—
Subtotal: Customer/Guest Spaces	263					196	184	130
Subtotal: Employee/Resident Spaces	63					63	60	37
Subtotal: Reserved Spaces	—					—	—	—
Total Parking Spaces	326					259	244	167
Reduction	21%					vs. Observed	78	70
						Estimated/Observed	313	213

# INFRASTRUCTURE PLAN



## Exhibit O

# PROJECT ELEVATIONS



**DESIGN MATTERS**

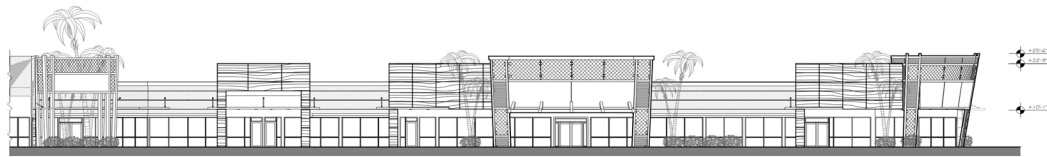
**MUMMAW ASSOCIATES, INC.**  
ARCHITECTURE  
INTERIOR DESIGN  
CONSTRUCTION MANAGEMENT  
4700 NW HILLSBORO BLVD.  
SUITE 200, FLOOR 20  
MIAMI, FL 33154  
TEL: 305.441.1111  
WWW.MUMMAW.COM

**MARKETPLACE AT HILLSBORO**  
4201 - 4509 W. HILLSBORO BLVD.  
COCONUT CREEK, FLORIDA 33432

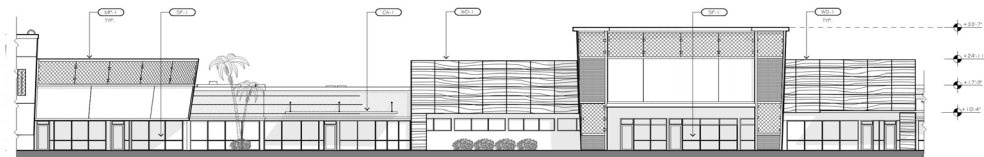
**MAIN BLDG ELEVATIONS**

PROJECT NUMBER: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 PARTIAL REFERENCE: \_\_\_\_\_  
 FULL REFERENCE: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 ARCHITECT: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_  
 RECORD SUBMITTAL: \_\_\_\_\_  
 DATE: \_\_\_\_\_

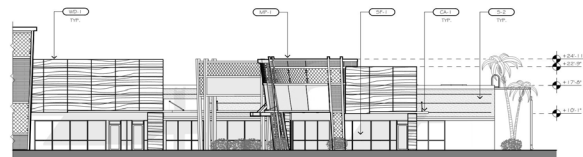
# PROJECT ELEVATIONS



BLDG C - WEST ELEVATION

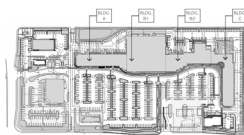


BLDG B2 - SOUTH ELEVATION



BLDG C - SOUTH ELEVATION

FINISH LEGEND		
MARK	DESCRIPTION	SPECIFICATION
TS	TIMBER STUDS	1.00 DFP-2
SS	SOBBED/PAVED STUDS	1.00 DFP-2
MT	MACHINED METAL PANEL FRAMING	1.00 DFP-2
WP	PAVED WOOD PANELS	1.00 DFP-2
CA	METAL GRIDS	1.00 DFP-2
SP	SEA INFLECT BRASS/BRONZE	1.00 DFP-2



KEY PLAN

DESIGN MATTERS  
**MUMMAW**  
**ASSOCIATES, INC.**  
 ARCHITECTURE  
 INTERIOR DESIGN  
 CONSTRUCTION MANAGEMENT  
 4000 ROCKY HILLS BLVD.  
 BOCA RATON, FL 33433  
 561-981-1000  
 AIA REGISTERED  
 00004544 & 00000000  
 BOARD OF ARCHITECTS  
 FLORIDA ARCHITECTS  
 www.mumma.com

ARCHITECTURAL SERIAL  
**MARKETPLACE AT HILLSBORO**  
 4001-4509 W. HILLSBORO BLVD.  
 OCCASANT GREEN, HILLSBORO, FL 33426

MAIN BLDG ELEVATIONS

PROJECT NUMBER	
DATE	
PARTIAL RELEASE	
FILE CHANGE	
REVISION #	
SCALE	
DATE	
AS SHOWN	
RECORD	
SECOND SUBMITTAL	
DATE	

# PROJECT ILLUSTRATIONS



BLDG. A - CONCEPTUAL RENDERING (1)



BLDG. B1 OF 2 - CONCEPTUAL RENDERING



BLDG. B1 - CONCEPTUAL RENDERING

## Exhibit P

# PROJECT ILLUSTRATIONS



BLDG. B2 - CONCEPTUAL RENDERING (1)



EAST OUTPARCEL - CONCEPTUAL RENDERING



WEST OUTPARCEL - CONCEPTUAL RENDERING



BLDG. C - CONCEPTUAL RENDERING (1)

## Exhibit P

MARKETPLACE  
AT HILLSBORO  
Planned Commerce District

May 6, 1996

P&Z Approved

6/12/96

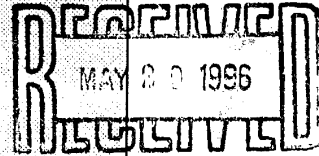
Commission Approved

Ord. 114-96 8/7/96

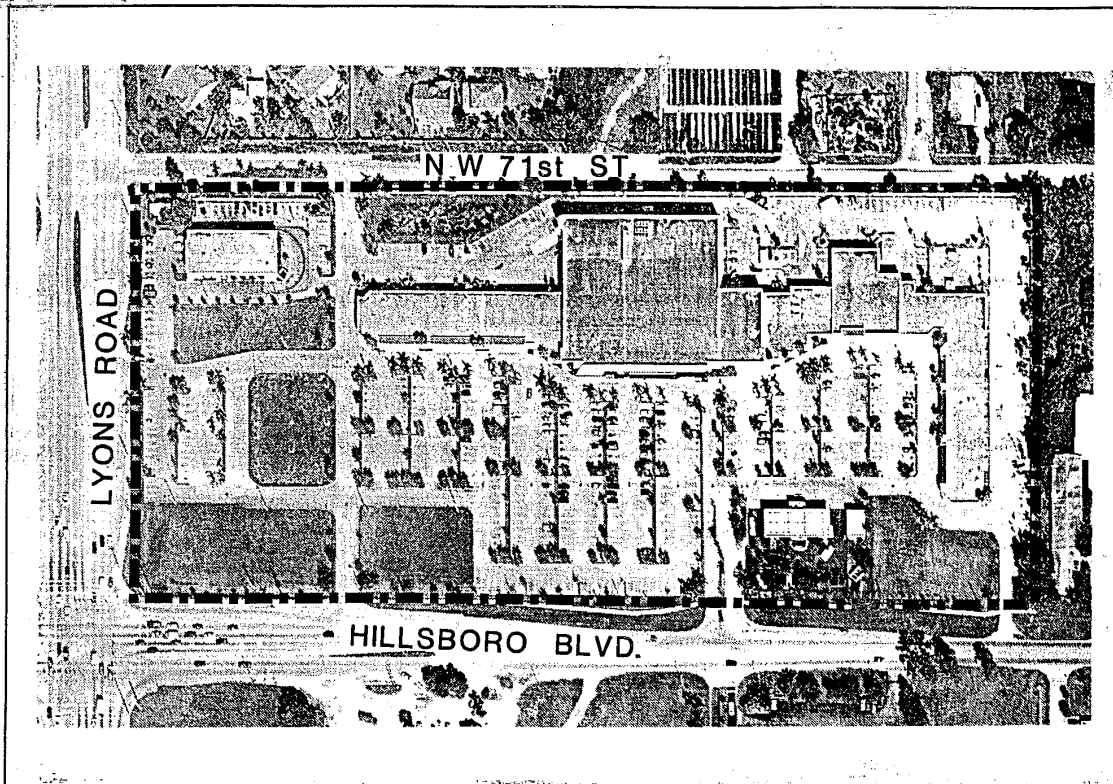
Exhibit Q

MARKETPLACE  
AT  
HILLSBORO

CITY OF COCONUT CREEK



DEPARTMENT OF  
DEVELOPMENT SERVICES



PCD REZONING  
COCONUT CREEK, FLORIDA

PREPARED BY:

CAULFIELD & WHEELER, INC. INC.  
7301A W. PALMETTO PARK ROAD  
SUITE 100A  
BOCA RATON, FLORIDA 33433  
(407) 392-1991

May 6, 1996

Approved  
DATE 6/2/96 BY J. [Signature]  
PLANNING & ZONING

PROJECT #2947



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**CITY OF COCONUT CREEK**  
**Planning and Zoning Board Application**

Department of Development Services, 4800 West Copans Road, Coconut Creek, Florida 33063

RESIDENTIAL _____ (UNITS)	NON-RESIDENTIAL: <u>X</u> (SQ. FT.) <u>139,468</u>
CURRENT ZONING: <u>B-3</u>	ACREAGE: <u>17.63</u>
PLAT NAME: <u>Hillsboro Center Hillsboro Center No. 2</u>	PROJECT NAME: <u>Marketplace at Hillsboro</u>
PROJECT LOCATION: <u>N.E. corner of Hillsboro Blvd. &amp; Lyons Road</u>	
PROJECT DESCRIPTION: <u>Rezoning to PCD of an existing development</u>	
FOLIO NUMBER: <u>8205-12-001 &amp; 8205-13-001</u>	

NOTE: ATTACH COPY OF AGENT LETTER.

AGENT/CONTACT: <u>Michael Covelli</u> (407) <u>Caulfield &amp; Wheeler</u>	PHONE NO. <u>392-1991</u> FAX NO. <u>(407) 750-1452</u>
ADDRESS: <u>7301A W. Palmetto Park Road, #100A, Boca Raton, FL 33433</u>	
OWNER'S NAME: <u>Robert C. Jacoby</u>	PHONE NO.: <u>(954) 750-5413</u>
ADDRESS: <u>Hillsboro-Lyons Investors, Ltd. 4403 W. Hillsboro Boulevard, Coconut Creek, FL 33073</u>	
<b>ADDITIONAL INVOLVED PARTIES: SEE ATTACHED SHEET</b>	

NOTE: USE SEPARATE APPLICATION FOR EACH ACTION

DEVELOPMENT ACTION:		
<input type="checkbox"/> SPECIAL LAND USE	<input type="checkbox"/> PUD/PCD MODIFICATION	<input type="checkbox"/> LAND USE PLAN AMENDMENT
<input type="checkbox"/> SIGNAGE	<input checked="" type="checkbox"/> REZONING (FROM <u>B-3</u> TO <u>PCD</u> )	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> PLAT	<input type="checkbox"/> RELEASE OF EASEMENT	<input type="checkbox"/> SITE PLAN MODIFICATION
<input type="checkbox"/> OTHER _____	COMMENTS _____	

(Application costs plus advertising costs, postage and court reporting costs)

**FEE COMPUTATION:**  $(\$100/\text{Ac.}) 17.63 \times \$100 = \$ 1,800$

APPLICATION INFORMATION	
SUBMITTAL DATE: _____	
DRC MEETING DATE: _____	P & Z MEETING DATE: _____
LEGAL ADVERTISEMENT: _____	COMMISSION ACTION: _____

**DRC MEMBERS**

DEVELOPMENT SERVICES

Craig N. Benedict, Director of Development Services  
 Harold Zombek, Planning & Zoning Manager

973-6756  
 973-6756

ENGINEERING

Garth Hinckle, P.E., City Engineer  
 Le Tien Nguyen, P.E., Engineer II  
 Walter Reddick, Engineer II

973-6786  
 973-6786  
 973-6786

LANDSCAPE

Carl Carlisle, City Forester

973-6756

PUBLIC SAFETY

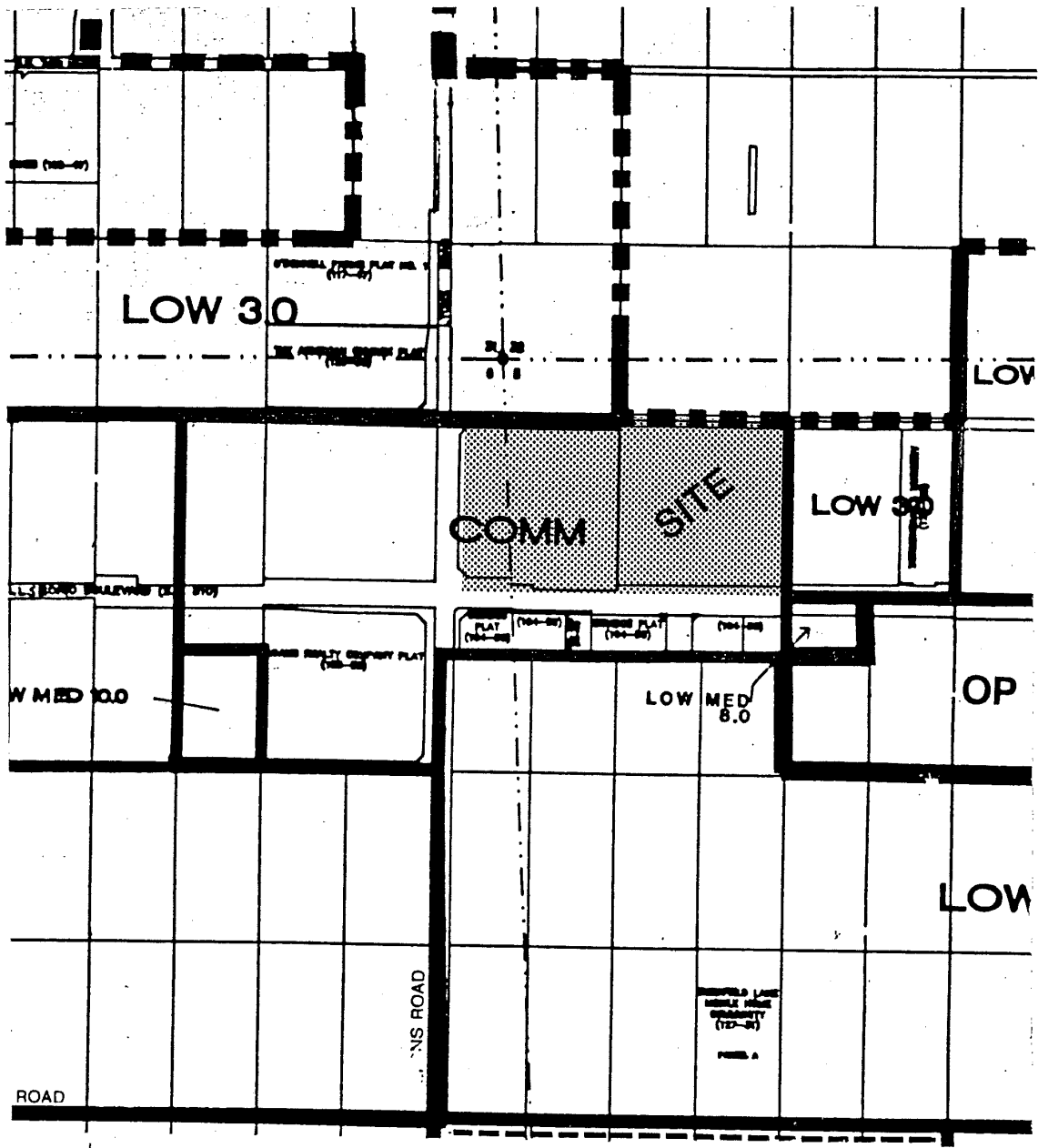
James Sherman, Fire Inspector

973-6706

BUILDING DEPT.

Ed Domes, Structural Inspector 973-6750

**Exhibit Q**



**LAND USE**  
**MARKETPLACE AT HILLSBORO**  
**COCONUT CREEK, FLORIDA**



## OWNER AND CONSULTANT INFORMATION

**PROJECT:** Marketplace at Hillsboro

**LOCATION:** 4403 W. Hillsboro Boulevard  
Coconut Creek, Florida 33073

**OWNER:** Hillsboro-Lyons Investors, Ltd.  
4403 W. Hillsboro Boulevard  
Coconut Creek, Florida 33073  
(954)570-5413  
Contact: Robert C. Jacoby

**CONSULTANT:** Caulfield & Wheeler, Inc.  
7301A W. Palmetto Park Road, Suite 100A  
Boca Raton, Florida 33433  
(407)392-1991  
Facsimile: (407)750-1452  
Contact: Michael Covelli

**BANK:** First Union National Bank  
Bank Real Estate Division  
P.O. Box 44247  
Jacksonville, Florida 32231  
(904)361-3152  
Contact: Jeffrey D. Combs

**ADDITIONAL INVOLVED PARTIES:**

(Include name, address, phone number & fax number)

**OWNER:**

**APPLICANT:**

	Hillsboro-Lyons Investors, Ltd.
	Robert C. Jacoby
	4403 W. Hillsboro Boulevard
	Coconut Creek, FL 33073
	Phone: (954) 750-5413

**ENGINEER:**

**LANDSCAPE ARCHITECT:**


**TRAFFIC ENGINEER:**

**PLANNER:**

	Caulfield & Wheeler, Inc.
	Michael Covelli
	7301A W. Palmetto Park Road, #100A
	Boca Raton, FL 33433
	Phone: (407) 392-1991
	Fax: (407) 750-1452

**SURVEYOR:**

**ATTORNEY:**

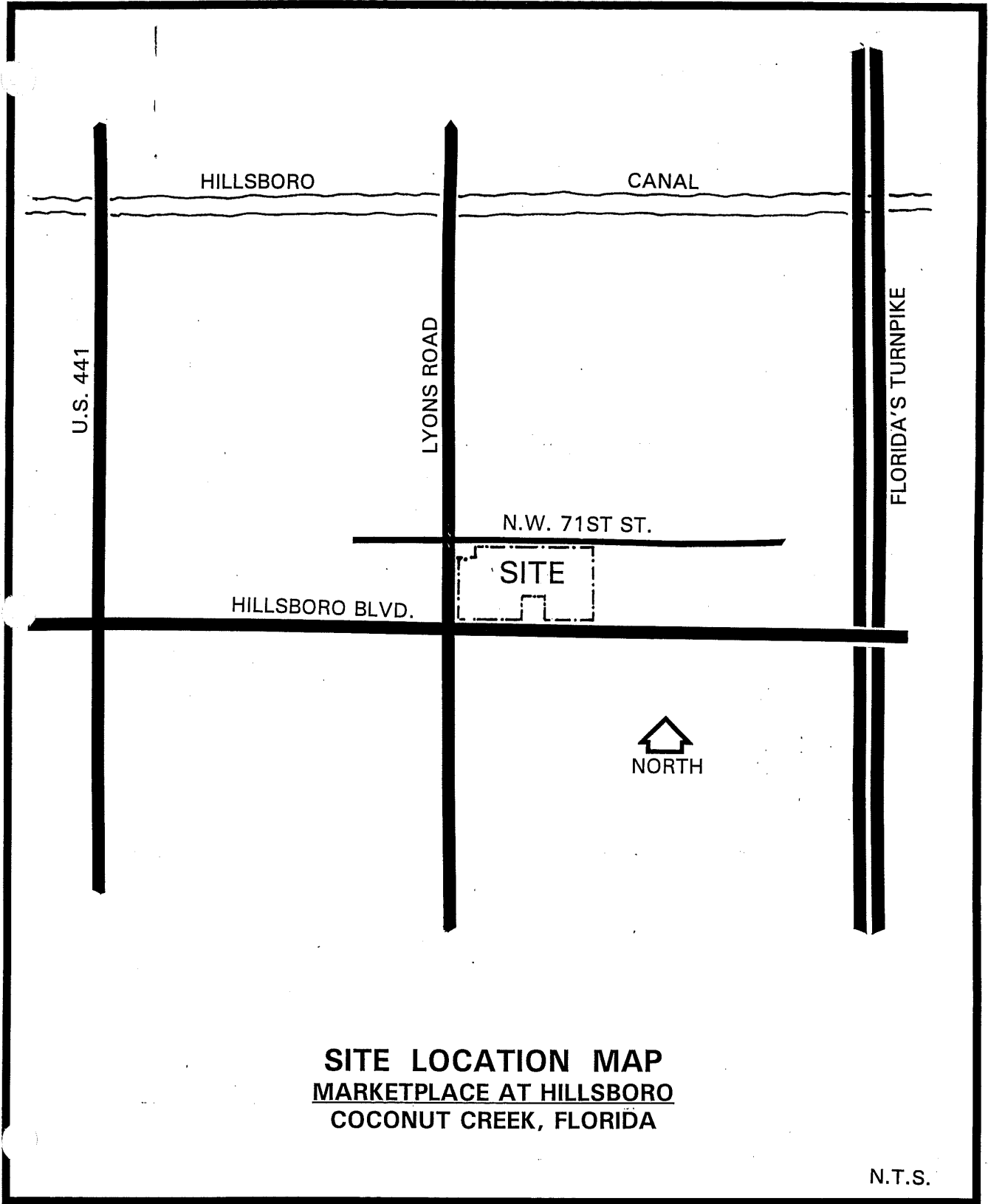


## **PROJECT DESCRIPTION**

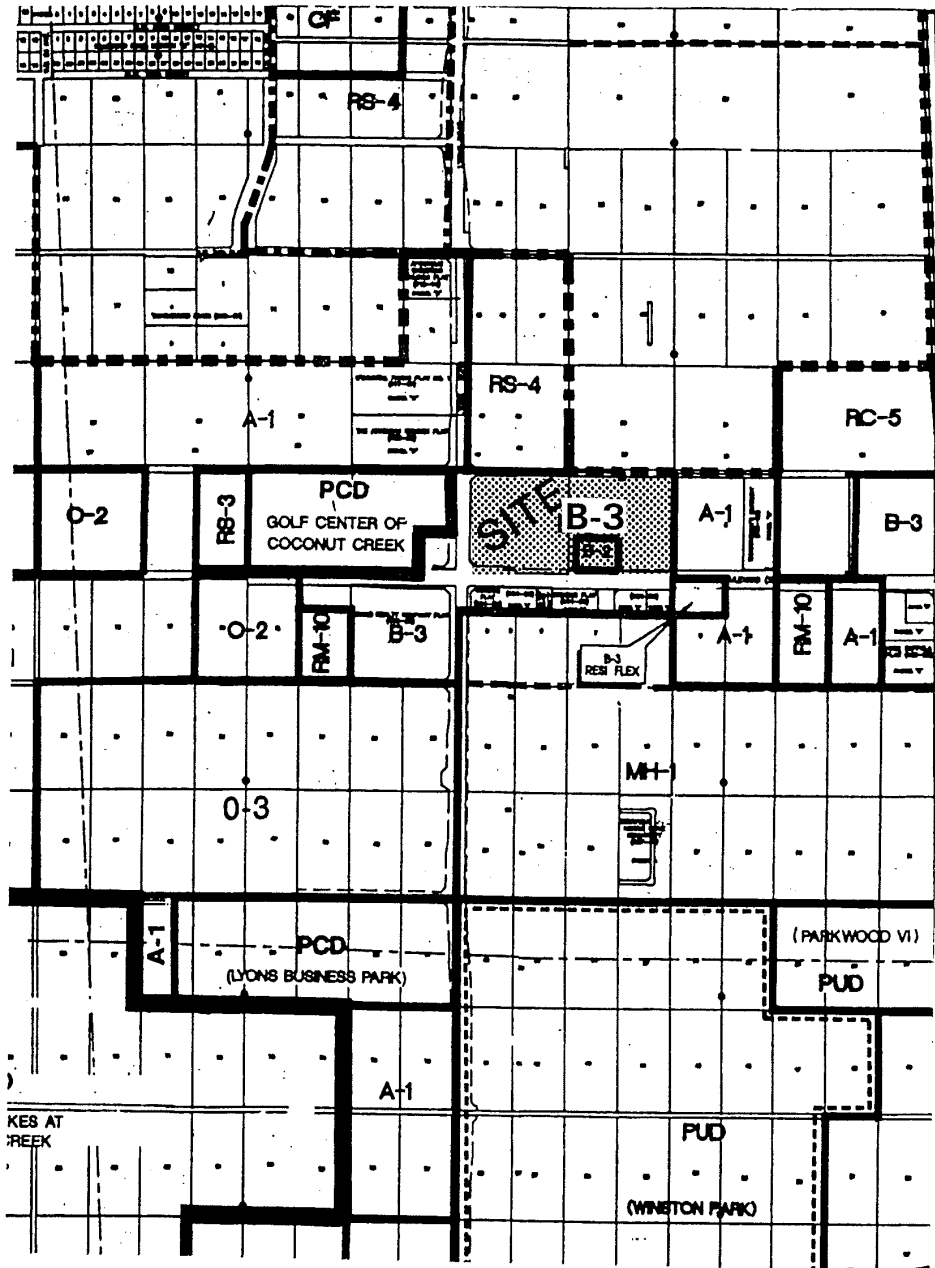
The site is an existing retail center located north of Hillsboro Boulevard, east of Lyons Road, and south of N.W. 71st Street. The site contains 15.84 acres (excluding the Chevron site) and is presently zoned B-2 with a commercial designation on the Land Use Plan. The major portion of the site is constructed with major tenants being a grocery store and a U.S. Post Office. There are free standing buildings existing and proposed along the frontage of the site, one of which is occupied as a gas station currently operated by Chevron. The Chevron site is not a part of this PCD application. The Chevron site is not under the same ownership and will be a "stand alone" parcel. Documents that address parking and cross access are included in the appendix of this project report. \*

The total project will contain 146,468 square feet of floor area including proposed outparcel square footage and Chevron's 900 s.f. Parking will be calculated based on the uses of the various parcels. There are presently 640 parking spaces currently built and existing on site. The total existing occupied space is a total of 104,601 square feet with 18 tenants. A listing of the existing tenants and the associated building area and parking requirements is provided in the appendix.

- \* The Chevron square footage (900 s.f.) is included in the shared parking analysis because of the integral parking and access to the site as a whole.



# Exhibit Q



**EXISTING ZONING**  
**MARKETPLACE AT HILLSBORO**  
**COCONUT CREEK, FLORIDA**



**Exhibit Q**



## **PCD REZONING REQUEST & DESCRIPTION**

This request is to rezone the existing retail center from B-3 to PCD. The main building is constructed and two outparcels are also existing. One of the existing outparcels is currently a Chevron gas station (under separate ownership) which will not be a part of this rezoning and will remain zoned B-2. The remainder of the site will be included in the PCD rezoning.

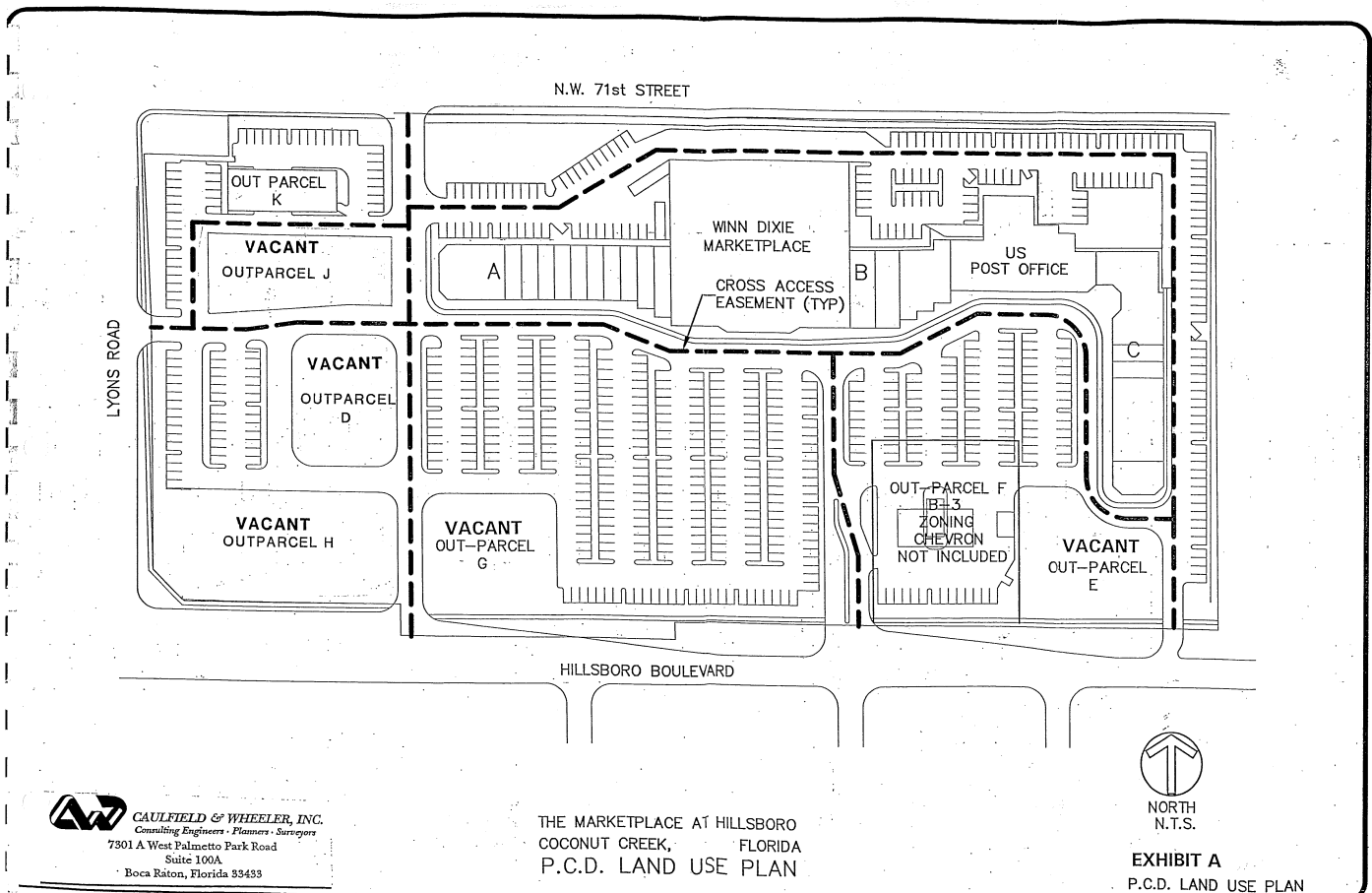
The project was originally platted in two separate plats under different ownership. The parcels are now under a unified ownership and the project will be completed under a unified plan. The PCD will "spell out" the development criteria to be utilized in developing the individual parcels as well as deal with "special uses" as permitted by the City code. Landscaping and open space will also be provided and maintained under a unified plan.

The square footage of the overall center has been established by the approval of the overall site plan. As market changes require tenants to relocate or vacate space, new users will be filling those vacated spaces. Parking requirements must remain flexible to insure the viability of the center and its ability to provide adequate parking for the various tenant scenarios that may occur. The PCD sets standards for the calculation and tabulation of required parking to verify that adequate parking will always be available for the patrons of this project. Also, such elements as outparcel size, architectural standards, signage, and other site development standards are spelled out to provide a unified design and viable center.

## LAND USE MODULE

MODULE	PREDOMINANT USE	FLOOR AREA
A	Retail	19,170
B	Retail	12,972
C	Retail	16,491
D	Outparcel	14,800
E	Outparcel	3,500
F	Not Included - Chevron	-
G	Outparcel	3,500
H	Outparcel	5,200
J	Outparcel	3,500
K	Tire Store	6,600
W.D.	Grocery	45,056
P.O.	Retail/Distribution	14,779
Totals		145,568*

\* This s.f. is less the 900 s.f. for outparcel F, which is not included in this rezoning request.

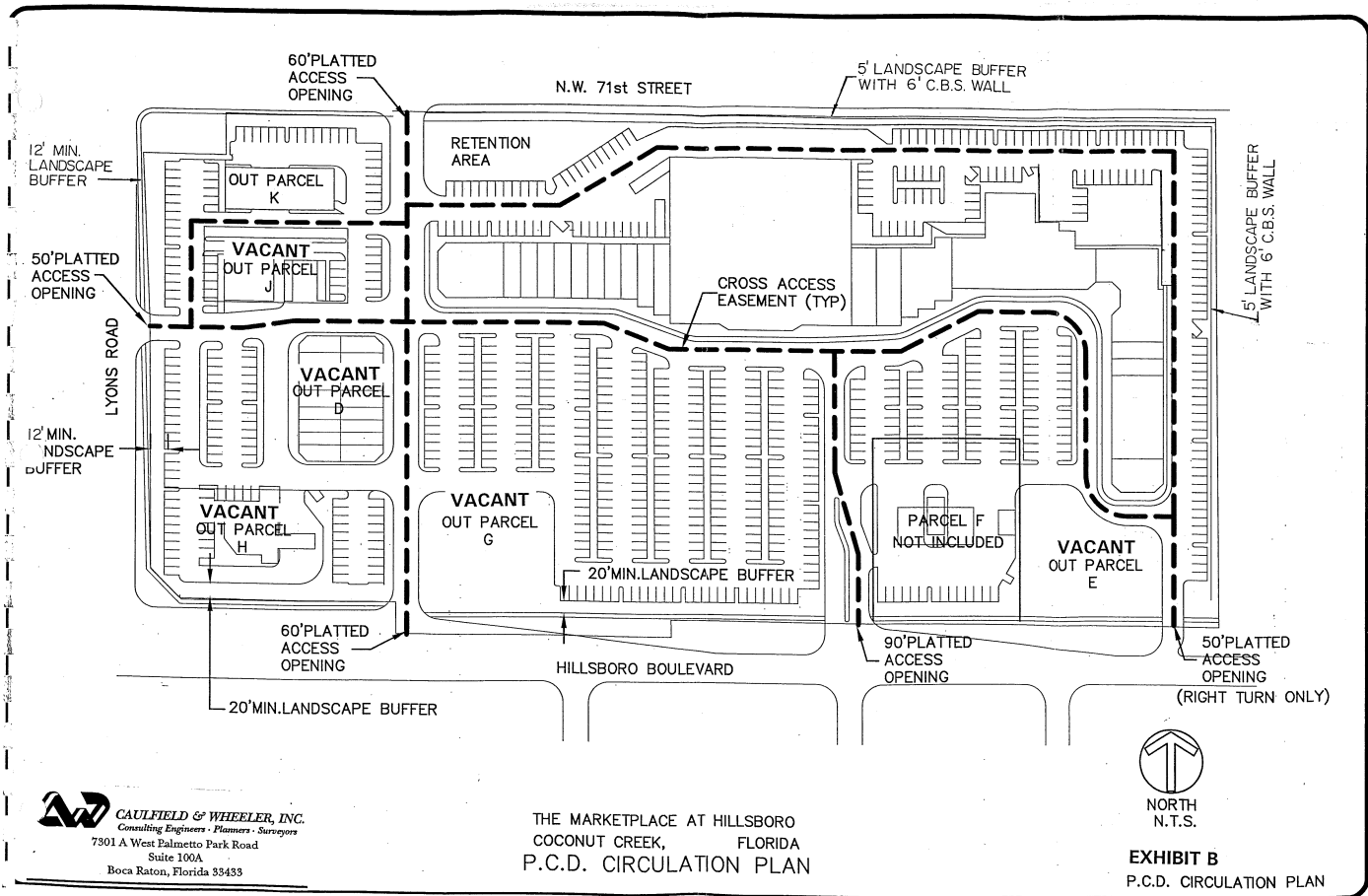


**PCD - CIRCULATION PLAN DESCRIPTION**

The circulation plan depicts locations of cross access easements within the site, as well as parking specifications. The adjacent right-of-ways have been dedicated per the recorded plats. Pedestrian access is accommodated by perimeter and internal sidewalks. Adequate parking will be provided at the time of build-out of the center.

(See also Shared Parking Study)

**Exhibit Q**



# Exhibit Q

## SITE AND PARKING TABULATIONS

Total Square Footage Presently Built  
(including Chevron) as of 5/96 ----- 115,968 s.f.

Total Square Footage to be Built ----- 30,500 s.f.

Maximum Developable Square Footage  
of site (including Chevron) ----- 146,468 s.f.

### Ultimate Build-Out - PCD Parking Calculations

146,468 s.f. gross floor area (including Chevron's 900 s.f.)

Section 13-401 of Coconut Creek Code requires 1 space per 225 s.f. for shopping centers between 75,001 s.f. to 150,000 s.f.

Winn Dixie and the Day Care Center are approved with specific parking requirements.

Winn Dixie requires 249 spaces.

Day Care Center requires 21 spaces.

All other uses at 1 space/225 s.f.

146,468 s.f. gross floor area.

45,056 s.f. - Winn Dixie = 249 spaces

6,925 s.f. - Day Care Center = 21 spaces

94,487 s.f. @ 1 space/225 s.f. = 420 spaces

Total parking spaces required at build-out = 690 spaces

Shared use peak hour spaces = 562 spaces

The uses projected in the shared use study have been tabulated on a use by use basis. To demonstrate maximum number of parking spaces if calculated individually, spaces required would be 788 spaces. This was the basis of the shared use study to determine worst case for shared parking, giving a required peak hour parking of 562 spaces. The parking requirements as listed above provide a total required parking of 690 spaces at build-out. It is estimated that the center will have approximately 730 spaces at total build-out, giving an excess of 40 spaces utilizing the present code calculation. If the peak hour parking is utilized based on the shared use study, there will be a total of 168 spaces in excess of those spaces that will actually be utilized.

Parking is essential to the viability of the shopping center. The above calculations clearly demonstrate that there will be more than adequate parking provided to serve this site.

For this rezoning, the above calculations will be utilized for the purpose of determining adequate parking as a guideline for the center. Required parking will be based on the shared use study.



May 2, 1996

Mr. Mike Covelli, AICP  
Caulfield Wheeler, Inc.  
7301-A West Palmetto Park Rd.  
Suite 100A  
Boca Raton, FL 33433

RE: SHARED PARKING ANALYSIS  
THE MARKETPLACE AT HILLSBORO  
TINTER ASSOCIATES PROJECT NO. 96-2030

Dear Mr. Covelli:

This letter will serve to summarize the finding of our Shared Parking Analysis for a mixed-use commercial center known as The Marketplace at Hillsboro in the City of Coconut Creek, Florida. This study quantifies the parking needs of the existing commercial center through the review of two sources including the City of Coconut Creek Zoning Code as it relates to parking requirements and the Urban Land Institute (ULI) Shared Parking Report. It is evident through the shared parking analysis contained herein that parking demand at the existing center is expected to be below the 648 useable parking spaces as presently provided at the center.

**EXISTING SITE DATA**

The Marketplace at Hillsboro is an existing mixed use commercial development located on the northeast quadrant of Hillsboro Boulevard (SR 810) and Lyons Road in the City of Coconut Creek, Florida. Site data for the existing center were furnished by Caulfield & Wheeler, Inc. and is summarized in Table 1, attached. Caulfield & Wheeler, Inc. also conducted a field survey to provide for the number of existing useable parking spaces on site. The results of that survey show that there presently exists 648 useable parking spaces.

The land use intensities on Table 1 were broken out according to the type of land use and the hours of operation. The hours of operation segregated the land uses for analysis purposes in that some components of the property operate during standard business hours (9:00 am to 5:00 pm), while other components "peak" at off hours. Additionally, the Chevron site and the Winn Dixie market operate 24 hours a day. The Winn Dixie site does close on Sunday at 10:00 pm and reopens Monday morning at 7:00 am. These various hours of operation are of particular importance when examining the potential for shared parking. Table 1 also shows, as highlighted and italicized, components of the site which have yet to be developed.

**CODE REQUIREMENTS**

Compliance with local ordinances of the City of Coconut Creek yield the required parking spaces needed for The Marketplace at Hillsboro. Table 2 summarizes the ultimate parking demand for the site as existing and proposed. Parking rate data were furnished by Caulfield & Wheeler, Inc.

As noted from Table 2, code requires 788 parking spaces are necessary to facilitate the existing and proposed development at The Marketplace at Hillsboro. Of these, 176 parking spaces are attributable to the components of the site which have yet to be developed. Again, these land uses are shown on Table 2 as highlighted and italicized.

#### **SHARED PARKING ANALYSIS**

According to the Shared Parking Report published by the Urban Land Institute, shared parking is defined as "parking space that can be used to serve two or more individual land uses without conflict or encroachment". Shared parking incorporates the variation in the peak accumulation of parked vehicles as the result of different activity patterns of nearby land uses and relationships among land use activities that result in attraction to two or more land uses on a single auto trip.

Table 3, attached, examines the effect of incorporating the shared parking phenomenon on the parking needs associated with The Marketplace at Hillsboro as determined by appropriate parking generation rates. Hourly accumulation curves as set forth by ULI were examined. Accumulation curves describe hourly values in terms of the percent of maximum design-day parking demand expected at every hour during the study period. This value multiplied by each hourly percentage produces an estimate of parking demand for every land use component by hour of day. The hourly parking demand for each land use was merged to estimate overall shared parking demand. This is simply the hour by hour addition of parking demand for each use to estimate the aggregate accumulation.

The land use intensities and the Code required parking spaces for the existing and proposed development are shown on the top center of Table 3. The bottom left portion of Table 3 shows the percentage of parking spaces which will be occupied using the ULI methodology. The bottom right portion of Table 3 shows the peak parking demand, in vehicles.

According to Table 3, the peak demand for the existing and proposed land uses occurs at 12:00 noon when the post office, the restaurants and Winn Dixie are predicted to require a large percent of parking needs as determined on an individual basis. Therefore, as noted on Table 3, parking demand is expected to peak at 12:00 noon with a requirement of 562 parking spaces.

#### **CONCLUSIONS**

The office of Tinter Associates, Inc. has examined the parking demand associated with the existing and proposed land uses of The Marketplace at Hillsboro. Specifically, the following can be concluded:

- The Marketplace at Hillsboro presently provides for 648 useable parking spaces.
- The Coconut Creek Code requires The Marketplace at Hillsboro to provide 612 parking spaces considering existing development.
- The Coconut Creek Code requires The Marketplace at Hillsboro to provide 788 parking spaces considering existing and proposed development.

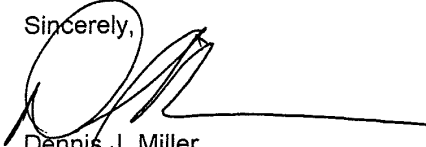


Caulfield Wheeler, Inc.  
May 2, 1996  
Page 3

- Incorporating a shared parking analysis in accordance with ULI methodologies results in a total parking demand for The Marketplace at Hillsboro of 562 parking spaces.
- The result of the shared parking analysis indicates that the existing parking capacity of 648 parking spaces can accommodate the anticipated peak parking demand which will require 562 parking spaces considering existing and proposed development.

I trust this adequately addresses your concerns regarding the parking demand at The Marketplace at Hillsboro. As always should you have questions pertaining to this matter or require additional information, please do not hesitate to contact this office.

Sincerely,



Dennis J. Miller  
Senior Associate  
Traffic Engineering

DJM:kma  
c:\data\96-2030\96-2030.001

xc: Steve Tate

**MARKETPLACE at HILLSBORO**  
Parking Demand

TABLE 2

LAND USE	BUILDING INTENSITY s.f.	PARKING RATE per 100 s.f.	CALCULATED SPACES	ACTUAL SPACES (rounded up)
<b>POST OFFICE</b>				
Post Office Sales	2,434	1 per 200	12.2	13
Post Office Distribution	12,345	1 per 500	24.7	25
<b>Sub Total</b>	<b>14,779</b>			<b>38</b>
<b>OFFICE/RETAIL</b>				
Allstate	1,320	1 per 300	4.4	5
Leasing	1,520	1 per 300	5.1	6
Family Doctor	2,900	1 per 200	14.5	15
Chiropractor	1,240	1 per 200	6.2	7
Vacant	1,240	1 per 200	6.2	7
Vacant	1,320	1 per 200	6.6	7
Vacant	1,320	1 per 200	6.6	7
Yam Ryu Judo	1,320	1 per 200	6.6	7
Charlies Vacs	1,320	1 per 200	6.6	7
Episodes	1,320	1 per 150	8.8	9
Personal Touch	1,320	1 per 150	8.8	9
Vacant	1,320	1 per 200	6.6	7
Vacant	1,720	1 per 200	8.6	9
C&J Carpet/Tile	2,900	1 per 200	14.5	15
Plaster Party	1,240	1 per 200	6.2	7
<i>Retail (Proposed)</i>	<i>14,800</i>	<i>1 per 200</i>	<i>74</i>	<i>74</i>
<i>Retail (Proposed)</i>	<i>3,500</i>	<i>1 per 200</i>	<i>17.5</i>	<i>18</i>
<b>Sub Total</b>	<b>41,622</b>			<b>216</b>
<b>RESTAURANT</b>				
Utopia (Customer)	2,359	1 per 100	16.5	17
Utopia (Non-Customer)		1 per 300	2.4	3
<i>Fast Food 1 (Proposed) (Customer)</i>	<i>3,500</i>	<i>1 per 100</i>	<i>24.5</i>	<i>25</i>
<i>Fast Food 1 (Proposed) (Non-Customer)</i>		<i>1 per 300</i>	<i>3.5</i>	<i>4</i>
<i>Fast Food 2 (Proposed) (Customer)</i>	<i>3,500</i>	<i>1 per 100</i>	<i>24.5</i>	<i>25</i>
<i>Fast Food 2 (Proposed) (Non-Customer)</i>		<i>1 per 300</i>	<i>3.5</i>	<i>4</i>
<b>Sub Total</b>	<b>9,359</b>			<b>78</b>
<b>LATE RESTAURANT</b>				
Al B's (Customer)	3,931	1 per 150	18.3	19
Al B's (Non-Customer)		1 per 300	3.9	4
Tomasos (Customer)	1,320	1 per 100	9.2	10
Tomasos (Non-Customer)		1 per 300	1.3	2
Chinatown (Customer)	4,776	1 per 150	22.3	23
Chinatown (Non-Customer)		1 per 300	4.8	5
<b>Sub Total</b>	<b>10,027</b>			<b>63</b>
Mizeraks Pool Center	6,000	1 per 200	30	30
<b>Sub Total</b>	<b>6,000</b>			<b>30</b>
Winn Dixie (Sales Area)	34,056	1 per 150	227.04	228
Winn Dixie (Warehouse)	11,000	1 per 500	22	22
<b>Sub Total</b>	<b>45,056</b>			<b>250</b>
Get Smart Day Care	6,925	1 per 200	34.6	35
<b>Sub Total</b>	<b>6,925</b>			<b>35</b>
Chevron	900	1 per 125	7.2	8
<b>Sub Total</b>	<b>900</b>			<b>8</b>
Goodyear Tire	6,600	1 per 150	44	44
<b>Sub Total</b>	<b>6,600</b>			<b>44</b>
<i>Bank (Proposed)</i>	<i>5,200</i>	<i>1 per 200</i>	<i>26</i>	<i>26</i>
<b>Sub Total</b>	<b>5,200</b>			<b>26</b>
<b>GRAND TOTAL</b>	<b>146,468</b>			<b>788</b>

**MARKETPLACE at HILLSBORO**  
Site Data

**TABLE 1**

<b>LAND USE</b>	<b>BUILDING INTENSITY s.f</b>
<b>POST OFFICE</b>	
Post Office Sales	2,434
Post Office Distribution	12,345
<b>Sub Total</b>	<b>14,779</b>
<b>OFFICE/RETAIL</b>	
Allstate	1,320
Leasing	1,520
Family Doctor	2,900
Chiropractor	1,240
Vacant	1,320
Vacant	1,320
Yam Ryu Judo	1,320
Charles Vacs	1,320
Episodes	1,320
Personal Touch	1,320
Vacant	1,320
Vacant	1,720
C&J Carpet/Tile	2,900
Plaster Party	1,240
<i>Retail (Proposed)</i>	<i>14,800</i>
<i>Retail (Proposed)</i>	<i>3,500</i>
Vacant	1,242
<b>Sub Total</b>	<b>41,622</b>
<b>RESTAURANT</b>	
Utopia (Customer)	2,359
<i>Fast Food 1 (Proposed)</i>	<i>3,500</i>
<i>Fast Food 2 (Proposed)</i>	<i>3,500</i>
<b>Sub Total</b>	<b>9,359</b>
<b>LATE RESTAURANT</b>	
Al B's	3,931
Tomasos	1,320
Chinatown	4,776
<b>Sub Total</b>	<b>10,027</b>
Mizeraks Pool Center	6,000
<b>Sub Total</b>	<b>6,000</b>
Winn Dixie (Sales Area)	34,056
Winn Dixie (Warehouse)	11,000
<b>Sub Total</b>	<b>45,056</b>
Get Smart Day Care	6,925
<b>Sub Total</b>	<b>6,925</b>
Chevron	900
<b>Sub Total</b>	<b>900</b>
Goodyear Tire	6,600
<b>Sub Total</b>	<b>6,600</b>
<i>Bank (Proposed)</i>	<i>5,200</i>
<b>Sub Total</b>	<b>5,200</b>
<b>GRAND TOTAL</b>	<b>146,468</b>

**MARKETPLACE at HILLSBORO**  
**Shared Parking Analysis**  
**TABLE 3**

Land Use	Intensity	Spaces Required
Post Office	14,779 s.f.	38 spaces
Office/Retail	41,622 s.f.	216 spaces
Restuarant	9,359 s.f.	78 spaces
Late Restaurant	10,027 s.f.	63 spaces
Pool Center (Mizeraks)	6,000 s.f.	30 spaces
Winn Dixie	45,056 s.f.	250 spaces
Day Care	6,925 s.f.	35 spaces
Chevron	900 s.f.	8 spaces
Goodyear Tire	6,600 s.f.	44 spaces
Bank	5,200 s.f.	26 spaces
	<b>146,468 s.f.</b>	<b>788 spaces</b>

**Weekday Parking Demand**  
*(Utilizing U.L.I. Hourly Variations)*

Hour of Day	U.L.I. Hourly Variations (%)										Peak Parking Demand (Vehicles)										Total
	Post Office	Office Retail	Rest.	Late Rest.	Pool Center	Winn Dixie	Day Care	Chevron	Goodyear Tire	Bank	Post Office	Office Retail	Rest.	Late Rest.	Pool Center	Winn Dixie	Day Care	Chevron	Goodyear Tire	Bank	
7 am	40	8	90	0	0	25	95	95	45	0	15	17	70	0	0	63	33	8	20	0	226
8 am	65	18	95	0	0	30	100	90	65	15	25	39	74	0	0	75	35	7	29	4	287
9 am	90	85	85	0	0	30	95	80	100	70	34	184	66	0	0	75	33	6	44	18	461
10 am	90	100	60	15	0	55	45	75	100	85	34	216	47	9	0	138	16	6	44	22	532
11 am	95	85	75	35	5	65	20	60	80	80	36	184	59	22	2	163	7	5	35	21	532
12 noon	100	65	100	90	10	75	20	65	60	75	38	140	78	57	3	188	7	5	26	20	562
1 pm	85	65	80	100	25	75	20	60	60	75	32	140	62	63	8	188	7	5	26	20	551
2 pm	70	60	65	75	85	75	20	65	60	75	27	130	51	47	26	188	7	5	26	20	525
3 pm	70	55	50	50	90	75	55	70	60	80	27	119	39	32	27	188	19	6	26	21	502
4 pm	85	40	40	45	80	80	75	95	45	100	32	86	31	28	24	200	26	8	20	26	482
5 pm	80	20	45	55	85	95	95	100	35	60	30	43	35	26	238	33	8	15	16	16	479
6 pm	50	10	65	80	90	100	100	90	30	20	19	22	51	50	27	250	35	7	13	5	479
7 pm	50	6	75	100	80	100	65	80	15	7	19	13	59	63	24	250	23	6	7	2	465
8 pm	30	2	55	100	75	80	20	65	10	7	11	4	43	63	23	200	7	5	4	2	363
9 pm	10	0	35	80	75	65	15	45	5	3	4	0	27	50	23	163	5	4	2	1	278
10 pm	10	0	25	65	75	45	5	40	0	3	4	0	20	41	23	113	2	3	0	1	205
11 pm	10	0	15	65	100	25	0	30	0	0	4	0	12	41	30	63	0	2	0	0	151
12 pm	10	0	5	65	100	15	0	30	0	0	4	0	4	30	38	0	2	0	0	0	119
1 am	10	0	0	60	85	15	0	25	0	0	4	0	0	38	26	38	0	2	0	0	107
2 am	10	0	0	45	55	10	0	20	0	0	4	0	0	28	17	25	0	2	0	0	75
3 am	10	0	0	30	25	10	0	20	0	0	4	0	0	19	8	25	0	2	0	0	57
4 am	25	0	0	5	15	15	0	20	0	0	10	0	0	3	5	38	0	2	0	0	56
5 am	30	0	10	0	0	15	10	30	0	0	11	0	8	0	0	38	4	2	0	0	63
6 am	35	0	25	0	0	20	35	45	15	0	13	0	20	0	0	50	12	4	7	0	105

Source: Adapted from SHARED PARKING, (Urban Land Institute, 1983).  
 May-96

\*\*\*\*\* Peak Parking Demand

## OPEN SPACE

The major portion of the project is constructed per an approved site development plan. The overall open space requirements will be provided for per this approved site plan. The perimeter buffers are existing and the landscaping has been provided for the areas that have been constructed. The remaining open space area, as required, will be provided as the individual outparcels are developed. This request to rezone to PCD will not result in a decrease in required open space.

It should be noted that Page 23 of this text provides a typical landscape buffer section as it is planned to be upgraded. Detailed plans will be submitted with the first outparcel site plan that is submitted upon completion of adjacent roadway construction.

## TRAFFIC IMPACT

The project has been platted and site planned with a majority of the construction completed. The impacts were evaluated at the time of platting and site plan approval. This rezoning will not constitute an increase in the buildable square footage of the overall project. Therefore, there will be no additional traffic impact over and above the impact that has been evaluated.

## FISCAL IMPACT

	<u>Current</u>	<u>Projected at Build-Out</u>
Property Taxes	\$177,798.61	\$220,000.00

## **PCD STORMWATER MANAGEMENT, WATER DISTRIBUTION, AND SANITARY SEWER SYSTEMS DESCRIPTION**

### **STORMWATER MANAGEMENT SYSTEM**

The stormwater management plan for the Marketplace at Hillsboro, located at the northeast corner of Hillsboro Boulevard and Lyons Road, consists of a series of catch basins and underground exfiltration trenches which collect the runoff from the developed areas. The exfiltration system provides the water quality storage for the site and are connected by culverts to a dry retention area in the northwest corner of the site. The dry retention area is connected to the Lyons Road drainage system via an 8" bleeder pipe. The site is being developed with a water control elevation of 11.0 Ft.; a minimum parking grade of El. 16.0 Ft.; and a minimum finish floor of El. 18.5.

### **WATER DISTRIBUTION SYSTEM**

The water distribution system for the Marketplace at Hillsboro consists of 6" and 8" mains which are looped within the site. The system has two connections to an existing 10" main on Hillsboro Boulevard, and one connection to an 18" stub on Lyons Road. Fire hydrants have been provided with 300 - 500' spacing within the site.

### **SANITARY SEWER SYSTEM**

The sanitary sewer system for the Marketplace at Hillsboro consists of a series of on-site manholes and 8" and 10" gravity sewer mains which connect to an existing 8" stub at the northwest corner of the site at N.W. 71st Street. Each building is served by at least one 6" sewer service from the gravity mains.



**MARKETPLACE AT HILLSBORO**  
**SITE PLAN DESIGN CRITERIA DESCRIPTION & STANDARDS**  
**(SEE APPENDIX FOR CODE SECTIONS CITED BELOW)**

- SETBACKS:** Front: 25' abutting a public right-of-way  
25' perimeter setback
- Between building and interior vehicular use area: 5' min.  
Between buildings: 10' per story
- BUFFERS:** North and East: 5' landscape area with 6' concrete stucco wall  
South and West: 20' landscape area, except 12' at right turn lanes  
on northbound Lyons Road.
- LIGHTING:** Shall meet City of Coconut Creek Land Development Code  
(Sec. 13-374)
- LANDSCAPE:** Shall meet City of Coconut Creek Land Development Code  
as follows:  
Sec. 13-441 thru 13-448, also Ordinance No. 128-94 and 129-94  
and as follows:
- The future landscape development of Marketplace at Hillsboro  
needs to address the following issues:
1. Because much of the landscape exists, integration of new  
landscape needs to be of a similar nature to insure a unified  
look to the center.
  2. Recent relocation of overhead powerlines has created a  
conflict with existing trees along Hillsboro Boulevard and  
Lyons Road. Existing trees will be relocated to more  
appropriate locations within the site. Plant material of  
appropriate characteristics will be planted in the perimeter  
buffer areas.
  3. New and replacement landscape shall conform to current  
City Landscape Code.  
Any new landscape installed, either as part of a new  
development in a vacant outparcel or a redo of an existing  
area shall match the existing landscape in character, and  
facilitate the visual unity of the site.



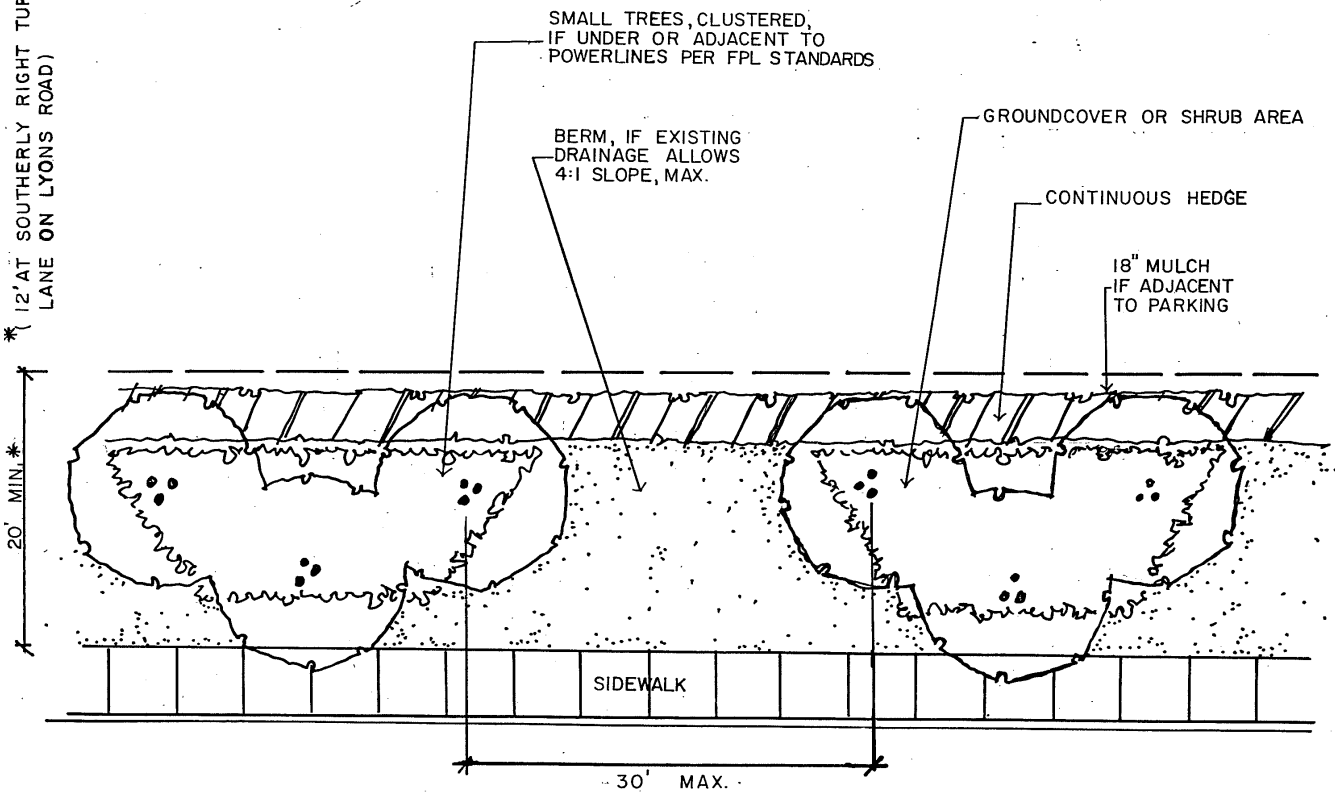
- a) Laurel Oaks (*Quercus Laurifolia*) shall not be installed due to poor soil conditions.
  - b) Red Maple shall be used in retention areas or areas that drain poorly.
  - c) The use of Queen Palms shall be limited to replacement of existing Queen Palms due to their fertilizer requirements.
  - d) All new irrigation installation and any work done on the existing system shall minimize any overspray on buildings and pavement. System shall have a rain sensor device. Hours of operation shall be per current City of Coconut Creek Code. Any irrigation system using a well as a source shall have a rust inhibiting device installed should rust be present.
  - e) See Item #3 below for further guidelines.
2. Any plant material installed adjacent to or beneath overhead utility lines shall meet FPL guidelines as described in the FPL brochure "Plant the Right Tree in the Right Place".
- These trees can be clustered, but shall be no further than 30' apart measured trunk to trunk.
- Any trees removed to meet the guidelines noted above shall be replaced on a one to one basis with a tree meeting FPL's criteria and the current City of Coconut Creek Code.
3. New and replacement landscape material shall meet or exceed the City of Coconut Creek Code requirements.

**PARKING  
STANDARDS:**

Shall meet City of Coconut Creek Land Development Code as follows:

- Sec. 13-396 General Requirements
- Sec. 13-397 Location of Required Parking
- Sec. 13-398 Offstreet Parking for the Disabled
- Sec. 13-399 Parking Facility Design Standards
- Sec. 13-406 Bicycle Parking

\* (12' AT SOUTHERLY RIGHT TURN  
LANE ON LYONS ROAD)



**CONCEPTUAL LANDSCAPE BUFFER**

**HILLSBORO BLVD. AND LYONS ROAD  
MARKET PLACE AT HILLSBORO**

**COCONUT CREEK FLORIDA N.T.S.**

**OFFSTREET  
PARKING REQUIRED:**

Shall meet a standard of one space per 225 square feet of gross lease area. A shared use parking study is enclosed in this report to demonstrate adequate parking at a lesser than 1/225 ratio.

**SIGNAGE:**

Shall meet City of Coconut Creek Land Development Code as follows:

Sec. 13-456 thru 13-466 in terms of size and color. Existing signage shall remain as is currently installed. City Code requirements shall be followed for all future signage.

**ARCHITECTURAL  
STANDARDS:**

All architectural elements shall meet and match the existing center architecture as follows:

- finish material
- roofing material
- color
- glass treatment
- screening of mechanical equipment
- integrated signage

Any facade upgrades or color changes for newly constructed buildings shall be similar in context to the entire PCD to insure a uniform look to the center. Upgrades to existing buildings shall follow the standards as listed above.

**OUTPARCEL  
DEVELOPMENT:**

**SIZE:**

Adequate to support the building, pedestrian, and required landscape areas within the limits of the parcel, exclusive of parking access and vehicular landscape areas.

**PARKING:**

Adequate parking shall be provided through the use of cross parking easements and does not necessarily have to be included within the limits of the individual parcel. The additional required parking associated with outparcel development shall be evaluated as it relates to the overall parking count of the center on a parcel by parcel basis. There must be adequate parking for existing and proposed construction at all times. Efforts shall be made to insure adequate parking is within close proximity of each outparcel building.

**ACCESS:** Adequate access shall be provided to all parcels within the PCD. Access shall be provided directly or indirectly by way of cross access easements.

**SPECIAL APPROVAL:** Approval of the First Union parcel shall not exceed 5,200 s.f. without prior written approval of Hillsboro Lyons Investors, Inc.

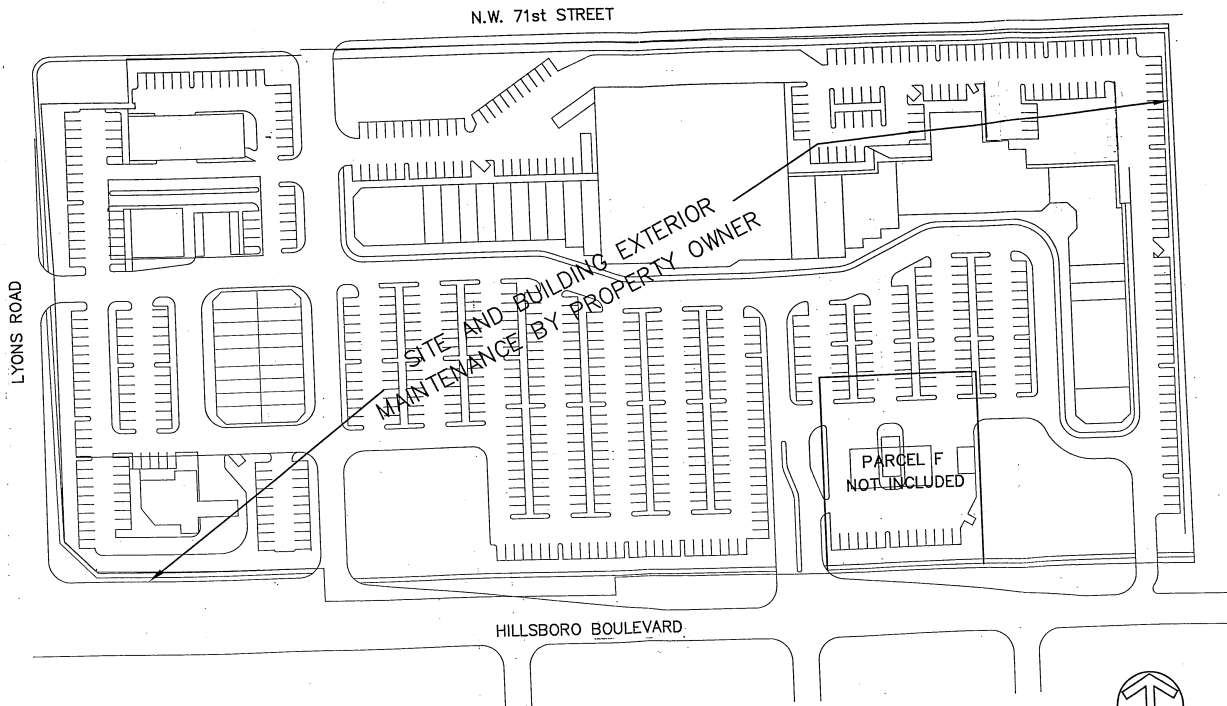
**PERMITTED USES:** Shall be as per Section 13-621, 13-622, 13-623, 13-624, 13-625, 13-626, 13-627, 13-628 (excluding filling stations), and 13-630.

**SPECIAL USES:** Special land uses for this section are those uses that incorporate a "drive thru" lane for the purpose of conducting business. For the purpose of this project, special land uses which comply with the special land use development standards, described below, at the time of Site Plan approval, shall be considered a permitted use and shall be developed as a permitted use. Special land uses that do not comply with the special land use development standards shall comply with the applicable special land use procedures outlined in Section 13-35 of the City Zoning Regulations.

The development standards for special land uses are as follows:

1. Setbacks and landscape buffers shall be provided at 120% of the setbacks and buffers indicated by the PCD Development Standards of this report.
2. Signage shall be consistent with the existing Marketplace at Hillsboro.
3. Safe and proper access shall be provided in accordance with the Site Plan and Final Plat for the building parcel as approved by the City.
4. Architectural design shall be consistent with the existing Marketplace at Hillsboro.
5. Nuisance abatement shall be provided in accordance with Section 13-522 through Section 13-523 of the City Zoning Regulations and regulated by the Association.
6. Proper security shall be regulated by the Association in coordination with the Coconut Creek Public Safety Department.

7. Public safety shall be enhanced by providing proper lighting in accordance with Section 13-374 of the City Zoning Regulations. Storage of flammable material shall be in accordance with Section 13-529 of the City Zoning Regulations.
8. Drive through facilities shall be developed in accordance with the following:
  - a). Orientation shall be away from less intensive uses.
  - b). Drive-through canopies may be located within five (5) feet of the building parcel boundary so long as the primary structure complies with the proper building setbacks and the five (5) feet is fully landscaped with one (1) tree per forty (40) lineal feet and a continuous hedge, berm or combination thereof to provide a visual screen at least three (3) feet in height.
  - c). Drive-through facilities shall provide stacking lanes consisting of a minimum of 100 feet for each of the first two (2) lanes and a minimum of sixty (60) feet for each lane after the first two (2) lanes.
  - d). Drive-through facilities must be located within the same building parcel of the primary structure that it serves, but need not be located with a direct physical connection to the primary structure.
  - e). A bypass lane shall be provided to allow for vehicular circulation unless this land is accommodated by other accessways indicated on the site plan.



**CW** CAULFIELD & WHEELER, INC.  
 Consulting Engineers - Planners - Surveyors  
 7301 A West Palmetto Park Road  
 COVINGTON, FLORIDA 32009

THE MARKETPLACE AT HILLSBORO  
 COCONUT CREEK, FLORIDA  
 P.C.D. MAINTENANCE AREA MAP



**EXHIBIT D**  
 P.C.D. MAINTENANCE AREA MAP

# Exhibit Q

# LEGAL DESCRIPTION

## PARCEL I

Parcel "A" of HILLSBORO CENTER, according to the Plat thereof recorded in Plat Book 133, at Page 4, of the Public Records of Broward County, Florida.

## LESS

A portion of Parcel "A", HILLSBORO CENTER as recorded in Plat Book 133, at Page 4, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Parcel "A"; thence run South 89 degrees 38 minutes 48 seconds West along the South line of said Parcel "A" for a distance of 82.50 feet; thence run North 85 degrees 46 minutes 48 seconds West for a distance of 150.48 feet; thence run South 89 degrees 38 minutes 46 seconds West for a distance of 5.00 feet to the Point of Beginning of the parcel of land hereinafter described; continue South 89 degrees 38 minutes 46 seconds West for a distance of 176.50 feet (the last four mentioned courses being coincident with the South line of said Parcel "A" and the Northerly right-of-way line of Hillsboro Boulevard); thence run North 00 degrees 22 minutes 32 seconds West for a distance of 209.60 feet; thence run North 89 degrees 37 minutes 28 seconds East for a distance of 176.50 feet; thence run South 00 degrees 22 minutes 32 seconds East for a distance of 209.67 feet to the Point of Beginning lying and being in the City of Coconut Creek, Broward County, Florida.

## PARCEL II

Parcel "A", "HILLSBORO CENTER NO. 2", according to the Plat thereof recorded in Plat Book 142, at Page 45, of the Public Records of Broward County, Florida.

**Sec. 13-604. Cleaning up and rehabilitation.**

(a) Upon completion of the project, the property shall be prepared so that it will be left in a clean and orderly condition.

(b) The perimeter of the excavation shall be properly backfilled and graded, so that a slope of one (1) foot vertical shall be maintained for each three (3) feet horizontal from the perimeter into a minimum depth of five (5) feet of water at low water elevation.

(c) Whenever excavation operations on any property shall have been completed, abandoned or permanently discontinued, all plants, buildings, structures, except fences, and equipment shall be entirely removed from such property and all stockpiles, topsoil, refuse or waste material shall be removed, redistributed on the premises or backfilled within the pit, within one (1) year after such completion; provided, however, that the provisions of this paragraph shall not apply to any plants, buildings, structures, equipment or stockpiles, whenever and so long as any rock, gravel or other materials shall be available from other properties for processing by or through any such plants, buildings, structures, or equipment.

(Ord. No. 115-86, § 310.09, 6-10-86; Ord. No. 159-87, § 310.09, 6-11-87)

**Sec. 13-605. Filling of excavations.**

Excavations may be filled if a permit is obtained from the city subject to the following conditions:

- (1) The applicant for a permit and the owner of the property shall comply with such terms and conditions as may be required to prevent objectionable odors and to prevent the operation from becoming detrimental to the health, safety and general welfare of the adjacent neighborhood and which will prevent promiscuous dumping by unauthorized persons.
- (2) A topdressing consisting of no less than one (1) foot of clear fill shall be provided so that the property shall be in a clean, presentable and sanitary condition.
- (3) The owner of the property and the operator shall post a bond in such a manner as may

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be determined by the enforcing officer as necessary to ensure compliance with the terms and conditions as may be established for the filling permit. As an alternative, the owner or operator may provide the amount in cash or, in a form acceptable to the city council, an irrevocable letter of credit, negotiable certificate of deposit or escrow agreement, all of which shall be in such a form as may be determined by the enforcing officer as necessary to ensure compliance with the terms and conditions as may be established for the filling permit.

- (4) No permit shall be issued for an excavation or other area filled with, refuse, debris, junk, organic material or garbage.

(Ord. No. 115-86, § 310.10, 6-10-86; Ord. No. 159-87, § 310.10, 6-11-87)

**Secs. 13-606—13-620. Reserved.**

**DIVISION 8. COMMERCIAL AND INDUSTRIAL LAND USE DEFINITIONS\***

**Sec. 13-621. Office land uses.**

(a) *Low-intensity office uses.* Low-intensity office uses include the following:

- (1) Commercial art, graphics and photography services
- (2) Computer and data processing services
- (3) Consumer credit reporting agencies, mercantile reporting agencies and adjustment and collection agencies
- (4) Correspondence schools
- (5) Detective agencies and protective service offices
- (6) Direct mail advertising services
- (7) [*Reserved.*]  
Naturopaths  
Nurses, registered and practical  
Nutritionists

\*Cross reference—Definitions and rules of construction generally, § 1-2.



- Occupational therapists  
 Physiotherapists  
 Psychiatrists  
 Psychoanalysts  
 Psychologists  
 Psychotherapists  
 Visiting nurse association
- (8) Holding and other investment offices
- (9) Insurance agent, broker and service offices, but not auto insurance claims centers
- (10) Insurance carrier offices
- (11) Legal offices
- (12) Management consulting and public relations services
- (13) Manufacturer's representatives
- (14) Medical photography and art services
- (15) Membership organization offices
- (16) Miscellaneous office type business services including the following:
- Agents and brokers for artists, authors and playwrights
  - Appraisers, except real estate appraisers
  - Automobile recovery services
  - Bail bonding services
  - Business brokers
  - Charge account services
  - Contractors' disbursement control services
  - Copyright protection service
  - Correct time service
  - Credit card collection services
  - Demonstration services
  - Drafting services, except temporary help
  - Fire protection services, other than forestry or public
  - Florists' telegraph services
  - Fund-raising services on a fee basis
  - Handwriting analysis
  - Hotel reservation services
  - Interior design and decorator consulting services, but not painters or paperhangers
  - Inventory computing services
  - Lecture bureaus
  - Lettering services
  - Map-drafting services
  - Marine reporting services
  - Messenger services, except telegraph and radio
  - Microfilm recording and developing services
  - Music copying services
  - Notary publics
  - Patent brokers
  - Personal investigation services
  - Photogrammetric mapping services
  - Photographic library services
  - Photography brokers
  - Press clipping services
  - Process serving services
  - Promoters of home shows, flower shows, and similar trade shows
  - Radio broadcasting music checkers
  - Radio transcription services
  - Recording studios
  - Repossession services
  - Shoe design services
  - Speakers' bureaus
  - Styling of fashions, apparel, furniture, textiles, and similar products
  - Switchboard operation of private branch exchanges

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- Tax collection agencies for city, county, or state governments
- Telegraph service, florist
- Telephone message services
- Telephone solicitation services
- Textile designers
- Tool designers
- Translation services
- Yacht broker offices
- (17) Motion picture production and distribution service offices
- (18) News syndicate offices
- (19) Office-type personnel services including the following:
  - Babysitting bureau not providing babysitting on the premises
  - Birth certificate agencies
  - College clearinghouses
  - Dating service
  - Debt counseling or adjustment service to individuals
  - Marriage bureaus
- (20) Radio, television and publishers' advertising representative offices
- (21) Radio and television broadcasting studios and facilities
- (22) Real estate offices
- (23) Social service counseling offices including the following:
  - Adoption services
  - Child guidance agencies
  - Counseling centers
  - Family location services
  - Family and marriage counseling services
  - Referral services for personal and social problems
- (24) Social service organization offices
- (25) Sports and entertainment service offices
- (26) Stenographic services
- (27) Theatrical production and related service offices
- (28) Trading stamp promotion services, excluding trading stamp redemption
  - (b) *High-intensity office uses.* High-intensity office uses include the following:
    - (1) Automotive insurance claims centers
    - (2) Government offices
    - (3) [Reserved.]
    - (4) Vocational training for activities permitted in the district where located
  - (c) *Other professional uses.* Other professional uses include educational, scientific and research uses, but exclude those uses involving manufacturing or other industrial processes.
  - (d) *Low-intensity office associated uses.* Low-intensity office associated uses include the following:
    - (1) Business machine sales
    - (2) Newspaper and magazine shops
    - (3) Office furniture and supply stores
  - (e) *High-intensity office associated uses.* High-intensity office associated uses include the following:
    - (1) Blueprinting
    - (2) Delivery services
    - (3) Drugstores and pharmacies
    - (4) Photocopying, offset printing and similar reproduction services
    - (5) Phototypesetting
    - (6) Restaurants, low turnover
    - (7) Restaurants, high turnover
    - (8) Sandwich shops and snack bars
    - (9) Sundry shops
- (10) Telegraph and cable communication offices

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- (11) Tobacco shops  
(Ord. No. 115-86, § 312.01, 6-10-86; Ord. No. 159-87, § 312.01, 6-11-87; Ord. No. 166-89, § 7, 10-26-89)

**Sec. 13-622. Financial institutions.**

(a) *Low-intensity financial institutions.* Low-intensity financial institutions include the following:

- (1) Agricultural credit institutions
- (2) Business credit institutions
- (3) Clearinghouse associations
- (4) Corporations for banking abroad
- (5) Foreign exchange establishments
- (6) Industrial loan companies
- (7) Installment sales finance companies
- (8) Licensed small loan lenders
- (9) Mortgage bankers and brokers
- (10) Personal credit institutions not engaged in deposit banking
- (11) Rediscounts and financing institutions
- (12) Safe deposit companies
- (13) Security and commodity brokers, dealers, exchanges, and services
- (14) Trust companies

(b) *High-intensity financial institutions.* High-intensity financial institutions include the following:

- (1) Banks
- (2) Credit unions
- (3) Savings and loan associations  
(Ord. No. 115-86, § 312.02, 6-10-86; Ord. No. 159-87, § 312.02, 6-11-87)

**Sec. 13-623. Convenience sales and personal service uses.**

(a) *Low-intensity convenience sales uses.* Low-intensity convenience sales uses include the following:

- (1) Dry goods and notions stores
- (2) Drugstores and pharmacies

- (3) Flower shops
- (4) Key shops
- (5) Hardware stores
- (6) Paint, glass and wallpaper stores
- (7) Special service and produce food stores occupying less than ten thousand (10,000) square feet of floor area, including:
  - Candy, nut and confectionery stores
  - Dairy stores
  - Delicatessens, and produce markets
  - Meat and fish markets
  - Retail bakeries
  - Specialty food stores
- (8) Sundry shops
- (9) Ticket agencies, entertainment
- (10) Ticket agencies, transportation
- (11) Tobacco shops
- (12) Travel agencies
- (13) Variety stores

(b) *High-intensity convenience sales uses.* High-intensity convenience sales uses include the following:

- (1) Special service and produce food stores occupying ten thousand (10,000) square feet or more
- (2) Supermarkets
- (3) Liquor stores
- (4) Party stores

(c) *Very high intensity convenience sales uses.* Very high intensity convenience sales uses include the following:

- (1) Quick-stop food and sundry stores

(d) *Personal service uses.* Personal service uses include the following:

- (1) Barbershops
- (2) Beauty shops
- (3) Child day care

- (4) Clothing rental
- (5) Coin-operated laundry and dry cleaning establishments
- (6) Exercise studios
- (7) Facial and scalp treatment services
- (8) Laundry, cleaning and related garment services serving primarily the public
- (9) Martial arts studios
- (10) Pet grooming establishments, excluding kennels
- (11) Photographic studios serving primarily the public
- (12) Repair establishments for the public as follows:
  - Shoe repair
  - Small household appliance repair
  - Watch, clock and jewelry repair
- (13) Tailor and dressmaker shops
- (14) Tanning salons
- (15) Tax return preparation services  
(Ord. No. 115-86, § 312.03, 6-10-86; Ord. No. 159-87, § 312.03, 6-11-87; Ord. No. 131-91, § 1, 7-11-91)

**Sec. 13-624. Comparison commercial uses.**

Comparison commercial uses include the following:

- (1) Specialty uses:
  - Antique stores
  - Apparel and accessory stores
  - Art and drafting supply stores
  - Art merchandising studios
  - Auction rooms
  - Autograph dealers
  - Bathroom and kitchen contractor showrooms
  - Book and stationery stores
  - Business machine sales
  - Camera and photographic supply stores

- Carpet and other flooring stores
- Coin and philatelic stores
- Custom frame stores
- Fine rug dealers
- Furniture stores
- Garden equipment and supply stores
- Gem stores
- Gift shops
- Hearing aid stores
- Hobby, toy and game shops
- Household appliance stores
- Interior decorators
- Jewelry stores, costume
- Jewelry stores, fine
- Lighting fixture show rooms
- Lawn and garden supply stores
- Leather and luggage stores
- Mail order and catalogue stores
- Mirror and glass stores
- Musical instrument sales
- Music and record stores
- Novelty shops
- Office supply, furniture and equipment stores
- Optician retail sales
- Pet stores
- Radio and television stores
- Rock and stone specimen stores
- Security equipment stores, excluding the installation of equipment on motor vehicles
- Souvenir shops
- Sporting goods
- Toy stores
- (2) Department stores  
(Ord. No. 115-86, § 312.04, 6-10-86; Ord. No. 159-87, § 312.04, 6-11-87)

**Sec. 13-625. Single-destination commercial uses.**

Single-destination commercial uses include the following:

- Automobile insurance claims centers
- Bakery, commercial/wholesale
- Clean building material supply establishments including the following:
  - Cabinets
  - Doors
  - ~~Fencing dealers~~
  - Flooring
  - ~~Garage doors~~
  - ~~Insulation material~~
  - ~~Lumber~~
  - ~~Prefabricated buildings~~
  - ~~Roofing materials, excluding hot bit or aggregate~~
  - ~~Wallboard~~
  - Window and screen
- Custom upholstery, cloth and canvas products fabrication, including the fabrication of slip-covers, awnings and similar products
- ~~Dry cleaning and laundry facilities serving pick-up stations located off the premises~~
- ~~Food storage lockers~~
- ~~Funeral homes and mortuaries~~
- Furniture and domestic equipment rental establishments
- Furniture reupholstering and repair, excluding furniture stripping
- ~~Greenhouses~~
- ~~Locker rental establishments~~
- Locksmith establishments
- ~~Monument sales establishments~~
- ~~Nurseries, retail, for the sale of plant materials grown off the premises~~
- Orthopedic and artificial limb stores

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~~Lawnshops~~

~~Professional equipment and supplies sales~~

~~Repair shops primarily providing repair for household goods and primarily dealing directly with the public~~

~~Small recreation vehicle sales and rental~~

~~Swimming pool sales~~

~~Taxidermists~~

Trade schools not involving industrial, motor vehicles or other heavy equipment

Veterinary establishments

(Ord. No. 115-86, § 312.05, 6-10-86; Ord. No. 159-87, § 312.05, 6-11-87; Ord. No. 166-89, § 7, 10-26-89)

**Sec. 13-626. Eating and drinking establishments.**

Eating and drinking establishments include the following:

- Bars
  - ~~Ballrooms and dance halls~~
  - Nightclubs
  - Carry out restaurants, sandwich shops, snack bars
  - ~~Clubs and lodges, private~~
  - ~~Meeting halls and banquet rooms~~
  - Restaurants, high turn-over
  - Restaurants, low turn-over
- (Ord. No. 115-86, § 312.06, 6-10-86; Ord. No. 159-87, § 312.06, 6-11-87)

**Sec. 13-627. Indoor commercial recreation uses.**

Indoor commercial recreation uses include the following:

- ~~Bowling alleys~~
- Game arcades
- ~~Gymnasiums~~

~~Shooting ranges, indoor~~

~~Skating rinks, indoor~~

~~Swimming pools, indoor~~

Tennis and racquetball facilities, indoor

Theaters, indoor

(Ord. No. 115-86, § 312.07, 6-10-86; Ord. No. 159-87, § 312.07, 6-11-87)

**Sec. 13-628. Motor vehicle fuel sales and service uses.**

Motor vehicle fuel sales and service uses include the following:

~~Automobile filling stations~~

Automobile washing establishments, attended

Automobile washing establishments, automatic

Automobile washing establishments, self-service  
(Ord. No. 115-86, § 312.08, 6-10-86; Ord. No. 159-87, § 312.08, 6-11-87)

**Sec. 13-629. Automobile, truck and boat sales and rental uses.**

Automobile, truck and boat sales and rental uses include the following:

Automobile and light truck rental agency storage and maintenance yards

Automobile and light truck sales and service agencies

Boat and boat accessory sales establishments, excluding marinas

Boat storage establishments, excluding marinas

Hauling trailer rental

Large recreation vehicle sales and service establishments

Trailer sales and rental establishments

(Ord. No. 115-86, § 312.09, 6-10-86; Ord. No. 159-87, § 312.09, 6-11-87)

**Sec. 13-630. Motor vehicle repair establishments.**

Motor vehicle repair establishments include the following:

Automobile parts and accessory stores ~~including the installation of parts and accessories~~

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Automobile repair, excluding body repair and painting **ONE FACILITY ONLY**

(Ord. No. 115-86, § 312.10, 6-10-86; Ord. No. 159-87, § 312.10, 6-11-87)

**Sec. 13-631. High-intensity outdoor commercial recreation uses.**

High-intensity outdoor commercial recreation uses include golf driving ranges.

(Ord. No. 115-86, § 312.11, 6-10-86; Ord. No. 159-87, § 312.11, 6-11-87)

**Sec. 13-632. Hotels and motels.**

Hotels and motels are commercial uses.

(Ord. No. 115-86, § 312.12, 6-10-86; Ord. No. 159-87, § 312.12, 6-11-87)

**Sec. 13-633. Research and development facilities not of an industrial nature.**

Research and development activities not involving processes or activities of an industrial nature include establishments performing research and development on a contract basis as well as facilities of manufacturing or other activities performing proprietary research and development.

(Ord. No. 115-86, § 312.13, 6-10-86; Ord. No. 159-87, § 312.13, 6-11-87)

**Sec. 13-634. Industrial uses having moderate external impact.**

Industrial uses having moderate external impact include the following:

Apparel and other fabric and similar-material finished products manufacturing

Bag manufacturing

Boot and shoe cut stock and findings manufacturing

Brooms and brushes manufacturing

Communication equipment manufacturing

Converted paper and paperboard products manufacturing

Costume jewelry, costume novelties, buttons, and miscellaneous notions manufacturing

Cutlery, hand tools, and general hardware manufacturing

EXHIBIT Q

**APPENDIX**

Agent Agreement Letters .....	Section 1
Legal Description .....	Section 2
Code Sections - Permitted Uses .....	Section 3
Site Plan .....	Section 4
Modified Site Plan .....	Section 4
Plat - East .....	Section 5
Plat - West .....	Section 5
Survey - East .....	Section 6
Survey - West .....	Section 6

**First Union National Bank  
of Florida**

Bank Real Estate Division  
Post Office Box 44247  
Jacksonville, Florida 32231-4247



March 25, 1996

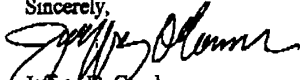
City of Coconut Creek  
P.O. Box 63-4007  
4800 West Copans Road  
Coconut Creek, FL 33063

**RE: Marketplace at Hillsboro  
Agent Agreement**

This letter is to serve as permission for Michael Covelli of Caulfield & Wheeler, Inc. To act as agent, to prepare and submit all documentation, and attend all meetings pertaining to the property noted above as it relates to the PCB rezoning.

Furthermore, I Jeffrey D. Combs, Owner, do hereby authorize Michael Covelli or Caulfield & Wheeler, Inc. and agree to terms and conditions which may arise as part of the approval of this application.

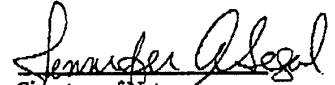

Sincerely,

  
Jeffrey D. Combs  
Vice President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument acknowledged before me this 28th day of March, 1996 by Jeffrey D. Combs. He is personally know to me and did not take an oath.

**NOTARY INFORMATION**

  
Signature of Notary  
 JENNIFER A. SEGAL  
My Commission CC537765  
Expires Mar. 08, 2000

**PROPERTY OWNER/OWNER INFORMATION**

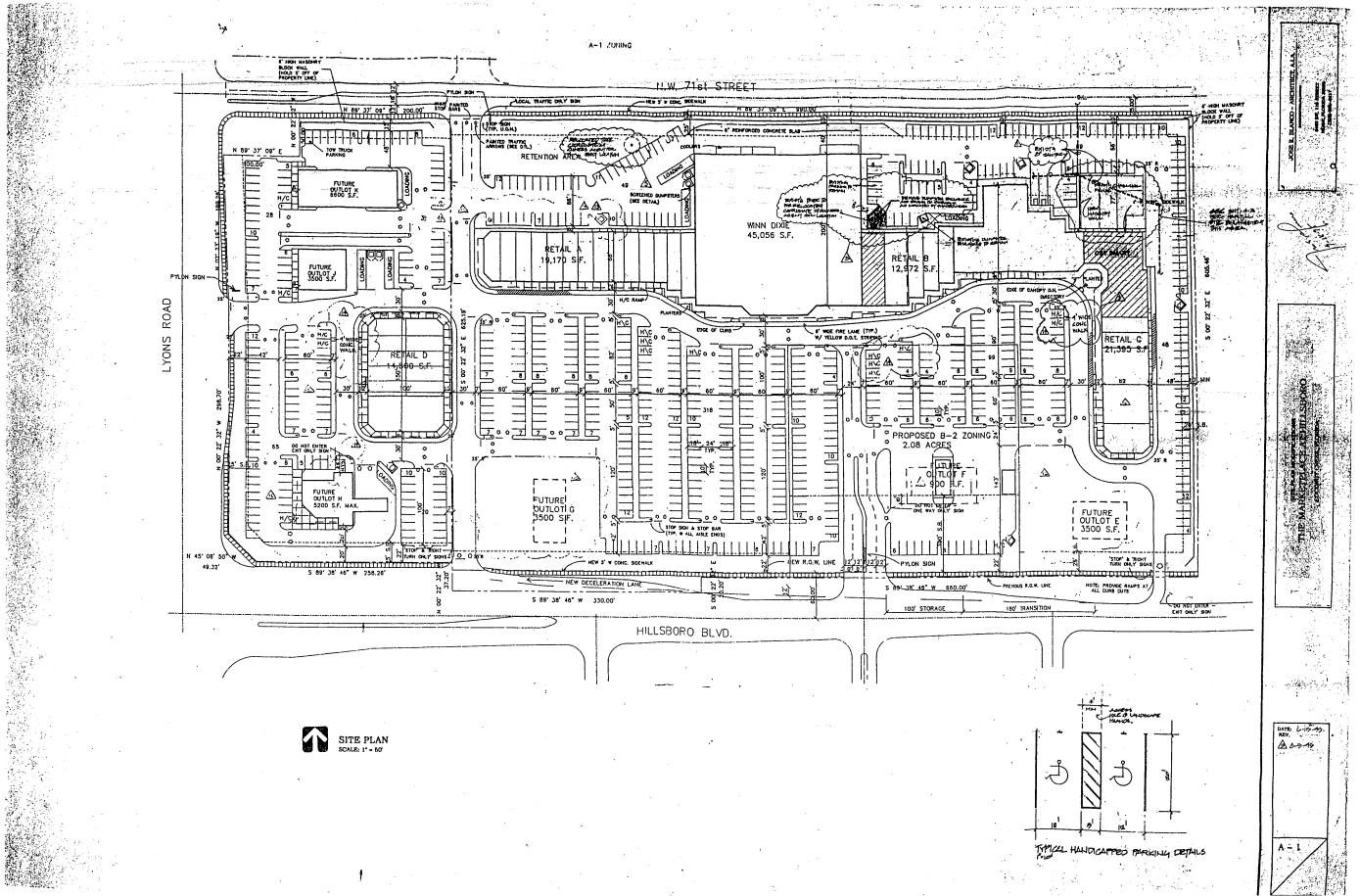
FIRST UNION NATIONAL BANK OF FLORIDA  
P.O. BOX 44247  
JACKSONVILLE, FL 32231-4247

(904) 361-3152

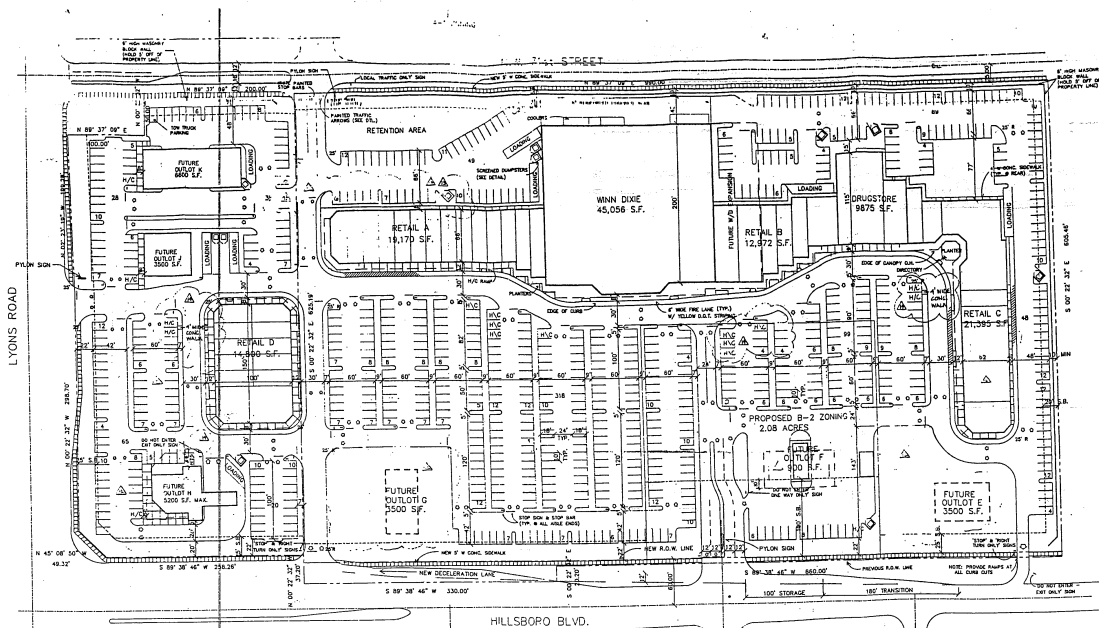
Notary Public State of Florida  
My Commission Number is:  
My Commission Expires:

CC537765  
Mar. Dec. 2000





# Exhibit Q



NOTE: MAIL WILL BE DELIVERED TO INDIVIDUAL TENANTS

PROJECT OWNER/DEVELOPER:  
 HILLSBORO DEVELOPMENT CORPORATION  
 300 S. U.S. #1  
 JUPITER, FLORIDA  
 TELEPHONE: (407) 747-4343

**SITE PLAN**

SCALE: 1" = 50'-0"

NOTE: PROJECT STARTING DATE: SEPTEMBER, 1988  
 PROJECTED COMPLETION DATE: SEPTEMBER, 1989

NOTE: ALL SITE DATA IS TAKEN FROM  
 DRAWINGS PREPARED BY OTHERS.



**SITE DATA**

ZONING: B-3  
 SITE AREA: 17.63 ACRES  
 BUILDING AREAS:  
 WHN DIXIE: 45,056 SQ. FT.  
 OUTLOT A: 9,870 SQ. FT.  
 RETAIL A, B, C, & D: 68,237 SQ. FT.  
 SUBTOTAL: 123,268 SQ. FT.  
 OUTLOTS E AND F: 23,000 SQ. FT.  
 TOTAL: 146,468 SQ. FT.

NOTE: ALL OUTPARCELS ARE TO  
 CONFORM TO USES PERMITTED  
 UNDER THE B-3 ZONING REGULATIONS  
 (UNLESS OTHERWISE NOTED)

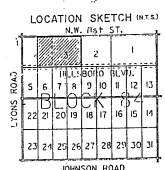
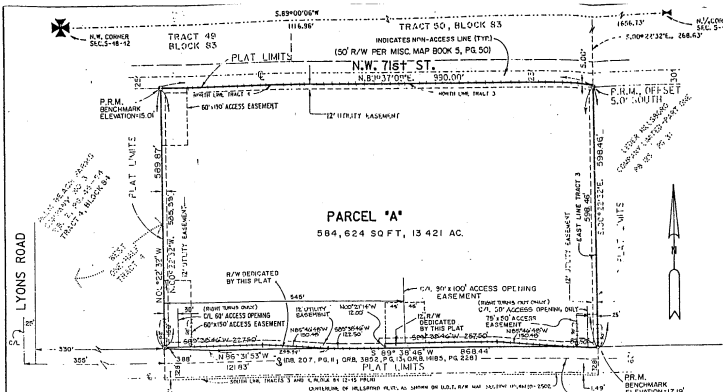
**PARKING**  
 REQUIRED FOR NET WHN DIXIE AREAS  
 ACCESSIBLE TO THE PUBLIC: 1 SPACE PER 150 SQ. FT.  
 30,056 SQ. FT. = 200 SPACES  
 BALANCE OF CENTER: 1 SPACE PER 200 SQ. FT.  
 101,412 SQ. FT. = 507 SPACES  
 PLUS 1 SPACE PER TENANT'S 4' SPACES  
 TOTAL PARKING REQUIRED: 747 SPACES +  
 PARKING PROVIDED: 624 SPACES +

**LOADING**  
 4 12' X 35' LOADING SPACES REQUIRED FOR 123,068 SQ. FT.  
 4 LOADING SPACES PROVIDED  
 12' X 35' LOADING SPACE REQUIRED FOR EACH OF 6 OUTLOTS  
 6 LOADING SPACES PROVIDED

\* 20' X 50' B RETAIL PD. FROM  
 SUPPLEMENTAL TO 8 SQ. FT. TO 10' X 10' B  
 FROM 10' X 10' B TO 10' X 10' B  
 \*\* ALL THE SPACES ARE PROVIDED BY THE

**SITE PLAN**

THE MARKETPLACE AT HILLSBORO  
 FLORIDA  
 COUNTY: CREEK  
 99 Goldenhok, Jasper, FL  
 DATE: 2/22/87  
 REV: 1-1-87  
 REV: 2-2-89 CITY  
 REV: 3-6-87  
 REV: 6-1-89  
 PROJECT NUMBER: SP-1  
 SHEET NO.: 1



BROWARD COUNTY OFFICE OF PLANNING  
 THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 25th DAY OF FEBRUARY, A.D. 1986.  
 BY: *[Signature]*  
 DIRECTOR

AREA TABULATION  
 PARCEL "A" 584,624 13.421  
 DEDICATED R/W 7,127 0.164  
 TOTAL AREA 591,751 SQ. FT. 13.585 ACRES

DEDICATION  
 STATE OF FLORIDA, I, JIM WELLS, COUNTY CLERK, DO HEREBY CERTIFY THAT JOHN P. WELLS, TRUSTEE OF THE OWNER OF THE LAND DESCRIBED AND SHOWN HEREON AS INCLOSED WITH THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON SAID PLAT TO BE KNOWN AS "HILLSBORO CENTER". A RESIDENTIAL EASEMENT SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR USES INDICATED. RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC IN FEE SIMPLE. IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED AND FILED IN MY OFFICE THIS 25th DAY OF FEBRUARY, A.D. 1986.  
*[Signature]*  
 JIM WELLS  
 COUNTY CLERK

ACKNOWLEDGEMENT  
 STATE OF FLORIDA, I, JIM WELLS, DO HEREBY PERSONALLY APPEAR AND DECLARE THAT I AM THE OWNER OF THE LAND DESCRIBED AND SHOWN HEREON AS INCLOSED WITH THIS PLAT, AND THAT I HAVE CAUSED THIS PLAT TO BE SURVEYED AND PLATTED AS SHOWN HEREON. I HEREBY ACKNOWLEDGE THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OWNER.  
 IN WITNESS WHEREOF, I HAVE SIGNED THESE PRESENTS TO BE EXECUTED AND FILED IN MY OFFICE THIS 25th DAY OF FEBRUARY, A.D. 1986.  
*[Signature]*  
 JIM WELLS  
 OWNER

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT RESTRICTION: THIS PLAT IS RESTRICTED TO A 50' R/W OF COMMERCIAL USE. THIS NOTE IS REQUIRED BY CHAPTER 170, SECTION 170.05, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY RESOLUTION WITH BROWARD COUNTY.  
 PREPARED BY:  
 KEITH AND SCHNARS, P.A.  
 ENGINEERS - PLANNERS - SURVEYORS  
 85 NORTHEAST 4TH AVENUE  
 FORT LAUDERDALE, FLORIDA 33304  
 (305) 763-1843  
 FEBRUARY 25, 1986

# "HILLSBORO CENTER"

A REPLAT OF A PORTION OF TRACT 48, AND TRACT 49, BLOCK 83, PALM BEACH FARMS COMPANY NO. 8 P.B. 2, PARCELS 48-8-4 (P.B.C.R.) SECTION 8, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

MORTGAGEE'S CONSENT  
 STATE OF FLORIDA, I, JIM WELLS, DO HEREBY PERSONALLY APPEAR AND DECLARE THAT I AM THE OWNER OF THE LAND DESCRIBED AND SHOWN HEREON AS INCLOSED WITH THIS PLAT, AND THAT I HAVE CAUSED THIS PLAT TO BE SURVEYED AND PLATTED AS SHOWN HEREON. I HEREBY ACKNOWLEDGE THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OWNER.  
 IN WITNESS WHEREOF, I HAVE SIGNED THESE PRESENTS TO BE EXECUTED AND FILED IN MY OFFICE THIS 25th DAY OF FEBRUARY, A.D. 1986.  
*[Signature]*  
 JIM WELLS  
 OWNER

ACKNOWLEDGEMENT  
 STATE OF FLORIDA, I, JIM WELLS, DO HEREBY PERSONALLY APPEAR AND DECLARE THAT I AM THE OWNER OF THE LAND DESCRIBED AND SHOWN HEREON AS INCLOSED WITH THIS PLAT, AND THAT I HAVE CAUSED THIS PLAT TO BE SURVEYED AND PLATTED AS SHOWN HEREON. I HEREBY ACKNOWLEDGE THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OWNER.  
 IN WITNESS WHEREOF, I HAVE SIGNED THESE PRESENTS TO BE EXECUTED AND FILED IN MY OFFICE THIS 25th DAY OF FEBRUARY, A.D. 1986.  
*[Signature]*  
 JIM WELLS  
 OWNER

MORTGAGEE'S CONSENT  
 STATE OF FLORIDA, I, JIM WELLS, DO HEREBY PERSONALLY APPEAR AND DECLARE THAT I AM THE OWNER OF THE LAND DESCRIBED AND SHOWN HEREON AS INCLOSED WITH THIS PLAT, AND THAT I HAVE CAUSED THIS PLAT TO BE SURVEYED AND PLATTED AS SHOWN HEREON. I HEREBY ACKNOWLEDGE THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OWNER.  
 IN WITNESS WHEREOF, I HAVE SIGNED THESE PRESENTS TO BE EXECUTED AND FILED IN MY OFFICE THIS 25th DAY OF FEBRUARY, A.D. 1986.  
*[Signature]*  
 JIM WELLS  
 OWNER

ACKNOWLEDGEMENT  
 STATE OF FLORIDA, I, JIM WELLS, DO HEREBY PERSONALLY APPEAR AND DECLARE THAT I AM THE OWNER OF THE LAND DESCRIBED AND SHOWN HEREON AS INCLOSED WITH THIS PLAT, AND THAT I HAVE CAUSED THIS PLAT TO BE SURVEYED AND PLATTED AS SHOWN HEREON. I HEREBY ACKNOWLEDGE THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OWNER.  
 IN WITNESS WHEREOF, I HAVE SIGNED THESE PRESENTS TO BE EXECUTED AND FILED IN MY OFFICE THIS 25th DAY OF FEBRUARY, A.D. 1986.  
*[Signature]*  
 JIM WELLS  
 OWNER

CITY ENGINEER	CITY COMMISSIONER	CITY ENGINEER	CITY COMMISSIONER
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

CITY OF COCONUT CREEK  
 PLANNING AND ZONING BOARD  
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF COCONUT CREEK, FLORIDA, THIS 25th DAY OF FEBRUARY, A.D. 1986.  
*[Signature]*  
 CITY ENGINEER

CITY COUNCIL  
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF COCONUT CREEK, FLORIDA, THIS 25th DAY OF FEBRUARY, A.D. 1986.  
*[Signature]*  
 CITY ENGINEER

CITY ENGINEER  
 THIS PLAT IS HEREBY APPROVED BY THE CITY ENGINEER OF THE CITY OF COCONUT CREEK, FLORIDA, THIS 25th DAY OF FEBRUARY, A.D. 1986.  
*[Signature]*  
 CITY ENGINEER

BROWARD COUNTY  
 ENGINEERING DIVISION  
 THIS PLAT IS HEREBY APPROVED BY THE ENGINEERING DIVISION OF BROWARD COUNTY, FLORIDA, THIS 25th DAY OF FEBRUARY, A.D. 1986.  
*[Signature]*  
 CITY ENGINEER

BROWARD CO. PLANNING COUNCIL  
 THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT AS BEING IN ACCORDANCE WITH THE PLANNING AND ZONING ORDINANCES OF BROWARD COUNTY, FLORIDA, THIS 25th DAY OF FEBRUARY, A.D. 1986.  
*[Signature]*  
 CITY ENGINEER

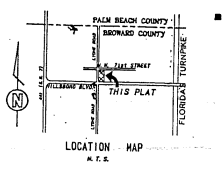
BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPT.  
 COUNTY RECORDS DIVISION - MINUTES SECTION  
 THIS IS TO CERTIFY THAT THIS PLAT COMPLETES WITH THE FINANCING IN JUNE 1987, FINANCIAL STATEMENTS, AND WAS ACCEPTED FOR RECORD BY THE COUNTY RECORDS DIVISION OF BROWARD COUNTY, FLORIDA, THIS 25th DAY OF FEBRUARY, A.D. 1986.  
*[Signature]*  
 COUNTY ADMINISTRATOR

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPT.  
 COUNTY RECORDS DIVISION - RECORDING SECTION  
 THIS INSTRUMENT WAS FILED FOR RECORD IN PLAT BOOK 133, PAGE 42, BROWARD COUNTY, FLORIDA, THIS 25th DAY OF FEBRUARY, A.D. 1986.  
*[Signature]*  
 COUNTY ADMINISTRATOR

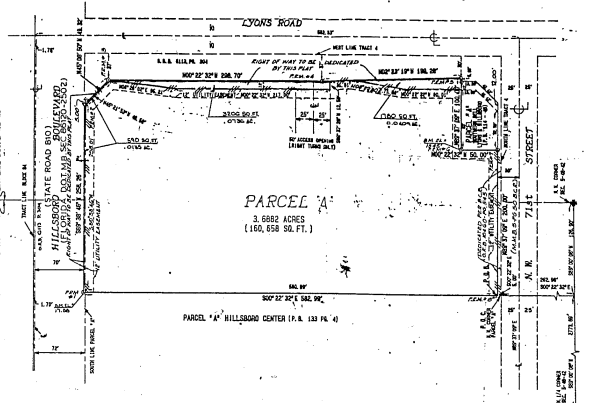
# HILLSBORO CENTER - NO. 2

A REPLAT OF A PORTION OF THE WEST ONE HALF (W 1/2) OF TRACT 4, BLOCK 84  
PALM BEACH FARMS COMPANY PLAT NO. 3, P.B. 2 PAGE 53 (P.B.C.R.)  
SECTIONS 5 & 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST,  
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

BROWARD COUNTY OFFICE OF PLANNING  
THIS PLAN IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 22<sup>ND</sup> DAY OF MARCH, 1987  
BY: *David Powell*  
DIRECTOR



**DESCRIPTION:**  
A PORTION OF THE WEST ONE HALF (W 1/2) OF TRACT 4, BLOCK 84, PALM BEACH FARMS COMPANY PLAT NO. 3, P.B. 2 PAGE 53 (P.B.C.R.)...  
**DEDICATION:**  
STATE OF FLORIDA...  
COUNTY OF BROWARD...  
HILLSBORO CENTER DEVELOPMENT CORPORATION  
A FLORIDA CORPORATION



**CITY OF COCONUT CREEK  
PLANNING AND ZONING BOARD**  
THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED FOR RECORD BY THE CITY OF COCONUT CREEK BY ORDINANCE NO. 27349  
ADOPTED THIS 22<sup>ND</sup> DAY OF MARCH, A.D. 1987  
BY: *F. Williams*  
CITY CLERK

**BROWARD COUNTY PLANNING COUNCIL**  
THIS IS TO CERTIFY THAT THIS PLAN COMPLETES WITH THE PLANNING COUNCIL OF THE BROWARD COUNTY...  
**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT**  
COUNTY RECORDS DIVISION - MINUTES SECTION  
THIS INSTRUMENT HAS BEEN FILED FOR RECORD...  
BY: *Carol D. Doyle*  
COUNTY CLERK

**MORTGAGEE'S CONSENT**  
STATE OF FLORIDA...  
**LEGEND:**  
--- BOUNDARY LINE  
--- NON-REGULATORY ACCESS LINE  
--- EASEMENT  
--- EASEMENT

**SURVEY NOTES:**  
1. D.P.M. INDICATES SET PERMANENT REFERENCE MONUMENT AND IS A 4" DIA. 30" CONCRETE MONUMENT WITH BRASS DISC STAKED EXACTLY...  
2. ELEVATION MONUMENT...  
3. BOUNDARY AND COORDINATED BOUNDARY...  
4. POINT OF BEGINNING...  
5. POINT OF BEGINNING...  
THIS PLAN IS REFERENCED TO 14.00 SQUARE FEET OF CORRECTIONAL USE AND 6.00 SQUARE FEET OF BAY...  
LOTS 1, D.T. EL. Oculina Beach Park Elevation

**SURVEYOR'S CERTIFICATE:**  
THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF...  
BY: *Walter J. J...*  
REGISTERED LAND SURVEYOR

**ACKNOWLEDGEMENT:**  
STATE OF FLORIDA...  
COUNTY OF BROWARD...  
BEFORE ME PERSONALLY APPEARED  
ROBERT K. LORSON  
WITNESSES TO SIGN:  
*Robert K. Lorson*  
*Robert K. Lorson*

**ACKNOWLEDGEMENT:**  
STATE OF FLORIDA...  
COUNTY OF BROWARD...  
BEFORE ME PERSONALLY APPEARED  
WITNESSES TO SIGN:  
*Walter J. J...*  
*Walter J. J...*

**AREA TABULATION:**  
PARCEL A\* 160,658 SQ. FT. 3.682 AC.  
PARCEL A' 160,658 SQ. FT. 3.682 AC.  
TOTAL AREA 321,316 SQ. FT. 7.364 AC.

**SEALS:**  
SURVEYOR  
MUTUAL DEDICATION  
HILLSBORO DEVELOPMENT CORPORATION  
COUNTY CLERK  
CITY ENGINEER

**ACKNOWLEDGEMENT:**  
STATE OF FLORIDA...  
COUNTY OF BROWARD...  
BEFORE ME PERSONALLY APPEARED  
WITNESSES TO SIGN:  
*Robert K. Lorson*  
*Robert K. Lorson*

**GRIFFIN/EVANS and ASSOC., INC.**  
ENGINEERS, PLANNERS and SURVEYORS  
6100 GRIFFIN ROAD - SUITE 206  
DADE COUNTY, FLORIDA 33144  
(305) 591-0331

010-11P-89

**LEGAL DESCRIPTION:**

**PARCEL I:**  
 Parcel "A" at HILLSBORO CENTER, according to the Plat thereof recorded in Plat Book 115, at Page 4 of the Public Records of Broward County, Florida.

**PARCEL II:**  
 Parcel "A", HILLSBORO CENTER NO. 2, according to the Plat thereof recorded in Plat Book 115, at Page 45, of the Public Records of Broward County, Florida.

**LEGAL DESCRIPTION OUTPARCELS:**  
 Begin at the Southeast corner of said Parcel "A"; thence run South 89 degrees 28 minutes 48 seconds West for a distance of 294.01 feet; thence North 89 degrees 28 minutes 48 seconds West for a distance of 46.32 feet; thence North 89 degrees 28 minutes 48 seconds East for a distance of 193.10 feet; thence North 89 degrees 28 minutes 48 seconds West for a distance of 4.81 feet; thence North 89 degrees 28 minutes 48 seconds East for a distance of 142.84 feet to a point of beginning; thence run North 89 degrees 28 minutes 48 seconds West for a distance of 174.00 feet to the Point of Beginning.

**PARCEL III:**  
 Begin at the Southeast corner of said Parcel "A"; thence run South 89 degrees 28 minutes 48 seconds West for a distance of 294.01 feet; thence North 89 degrees 28 minutes 48 seconds West for a distance of 46.32 feet; thence North 89 degrees 28 minutes 48 seconds East for a distance of 193.10 feet; thence North 89 degrees 28 minutes 48 seconds West for a distance of 4.81 feet; thence North 89 degrees 28 minutes 48 seconds East for a distance of 142.84 feet to a point of beginning; thence run North 89 degrees 28 minutes 48 seconds West for a distance of 174.00 feet to the Point of Beginning.

**SURVEYOR'S NOTES:**

- THE PUBLIC RECORDS WERE NOT RECORDED BY THIS FIRM AND THEREFORE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN IS NOT GUARANTEED.
- THE SURVEY WAS MADE BY THE SURVEYOR'S FIELD NOTES AND THE SURVEYOR'S FIELD NOTES ARE THE ONLY SOURCE OF INFORMATION FOR THIS SURVEY.
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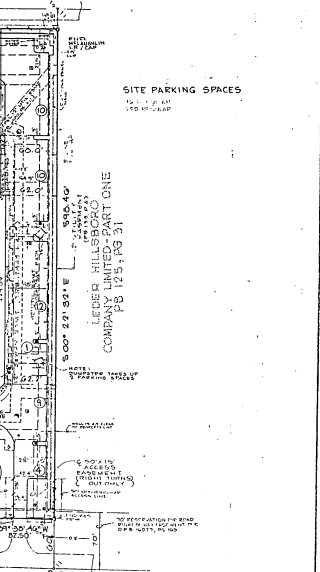
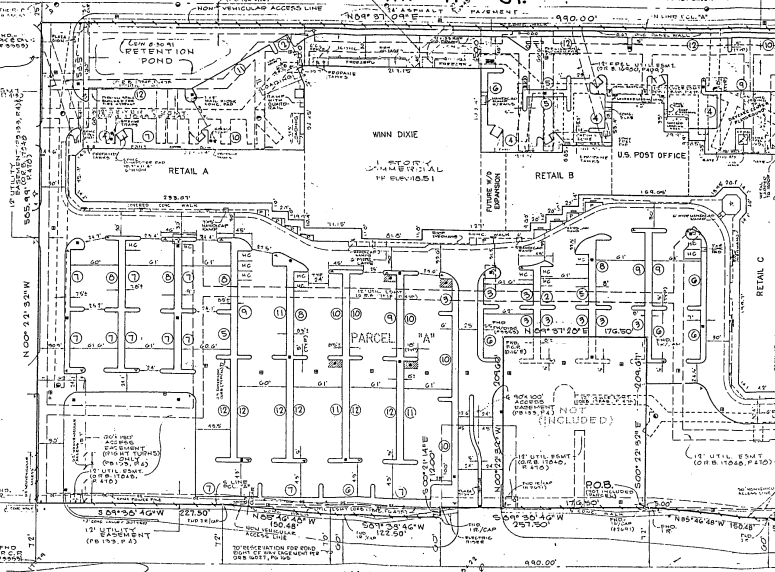
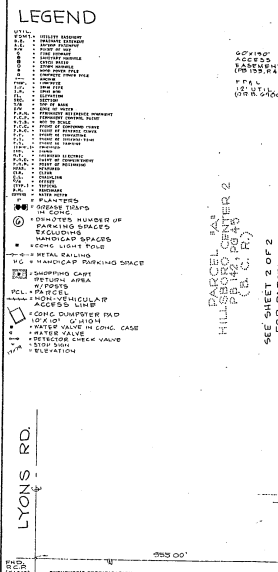
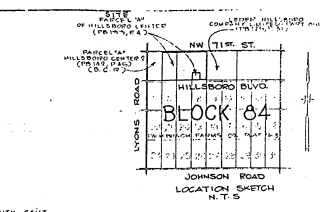
**LEGAL DESCRIPTION:**

**PARCEL I:**  
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**PARCEL II:**  
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**LEGAL DESCRIPTION OUTPARCELS:**  
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**SURVEYOR'S CERTIFICATION:**

I, the undersigned, being a duly licensed Professional Engineer in the State of Florida, do hereby certify that I am the author of the foregoing plat and that the same is a true and correct representation of the facts and conditions as shown to me by the owner or his authorized agent, and that the same is a true and correct representation of the facts and conditions as shown to me by the owner or his authorized agent, and that the same is a true and correct representation of the facts and conditions as shown to me by the owner or his authorized agent.

**SURVEY PREPARED FOR AND CERTIFIED TO:**

SOUTHWEST BANK OF AMERICA, NATIONAL ASSOCIATION  
 HILLSBORO, FLORIDA  
 FLEMING, HALE, SHAW & GUNDEL, P.A.

NO.	REVISIONS	DATE
1	ISSUE FOR PERMITTING	12/15/90
2	ISSUE FOR PERMITTING	12/15/90
3	ISSUE FOR PERMITTING	12/15/90
4	ISSUE FOR PERMITTING	12/15/90
5	ISSUE FOR PERMITTING	12/15/90
6	ISSUE FOR PERMITTING	12/15/90
7	ISSUE FOR PERMITTING	12/15/90
8	ISSUE FOR PERMITTING	12/15/90
9	ISSUE FOR PERMITTING	12/15/90
10	ISSUE FOR PERMITTING	12/15/90

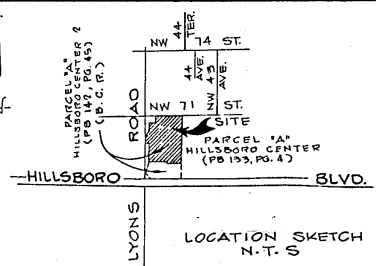
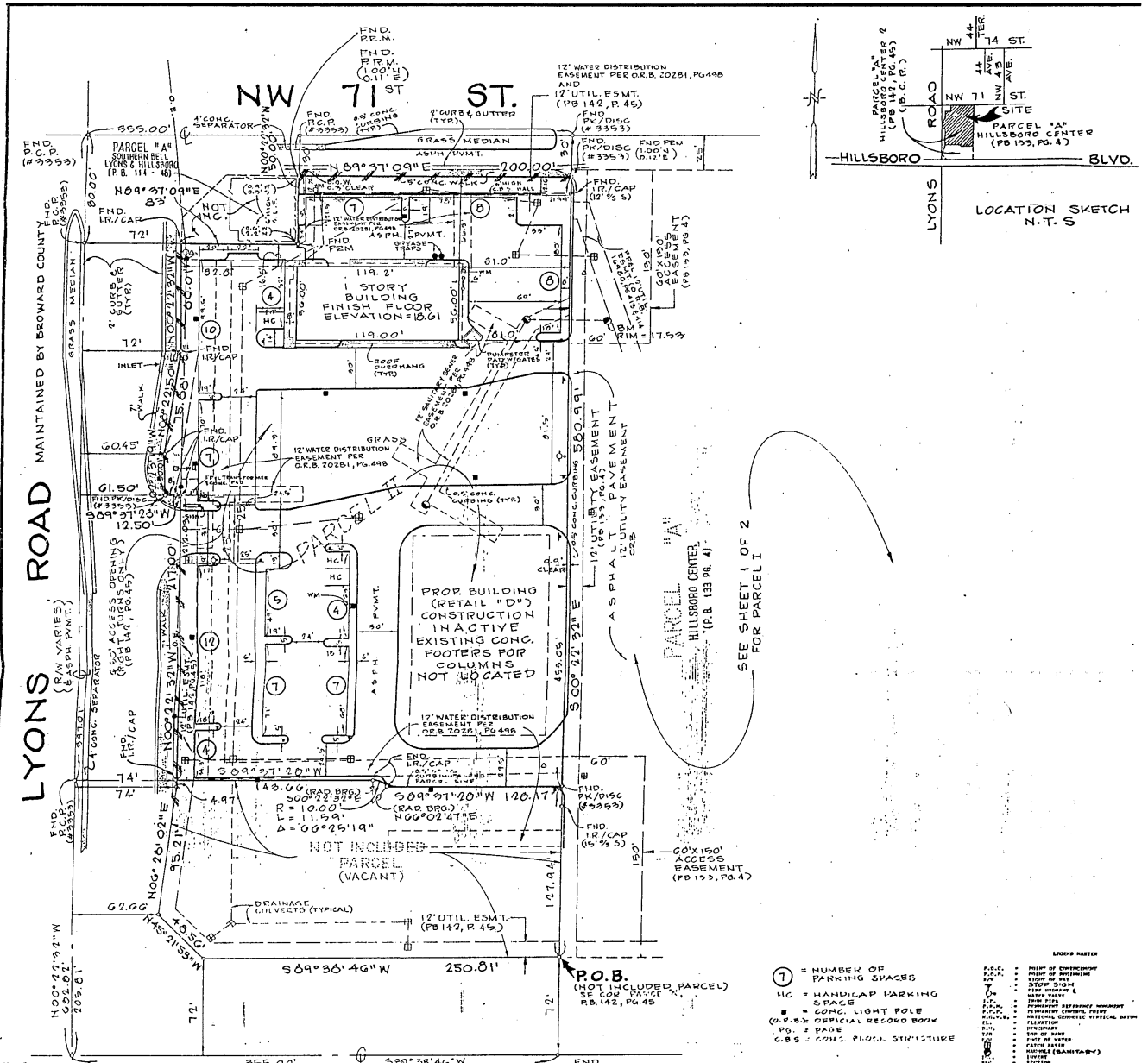
**THE MARKETPLACE AT HILLSBORO**

**BOUNDARY SURVEY**

DATE: 4-25-1990

SCALE: 1" = 50'

BY: FLEMING, HALE, SHAW & GUNDEL, P.A.

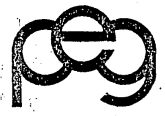


- LEGEND**
- ① = NUMBER OF PARKING SPACES
  - HC = HANDICAP PARKING SPACES
  - = CONC. LIGHT POLE (C.F.P. = OFFICIAL RECORD BOOK PG. # PAGE C.B.S. = CONC. FOUND. STRUCTURE)
- SYMBOLS**
- P.C. = POINT OF CURVATURE
  - P.T. = POINT OF TANGENCY
  - C.M. = CENTERLINE
  - P.A. = POINT OF ANGLE
  - P.I. = POINT OF INTERSECTION
  - P.O. = POINT OF OBJECT
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.D. = POINT OF DISCONTINUITY
  - P.O.E. = POINT OF ESTABLISHMENT
  - P.O.F. = POINT OF FIXATION
  - P.O.G. = POINT OF GRADIENT
  - P.O.H. = POINT OF HORIZONTAL CURVATURE
  - P.O.V. = POINT OF VERTICAL CURVATURE
  - P.O.W. = POINT OF WALK
  - P.O.X. = POINT OF CROSSING
  - P.O.Y. = POINT OF YIELD
  - P.O.Z. = POINT OF ZONE
  - P.O.1. = POINT OF 1ST ORDER
  - P.O.2. = POINT OF 2ND ORDER
  - P.O.3. = POINT OF 3RD ORDER
  - P.O.4. = POINT OF 4TH ORDER
  - P.O.5. = POINT OF 5TH ORDER
  - P.O.6. = POINT OF 6TH ORDER
  - P.O.7. = POINT OF 7TH ORDER
  - P.O.8. = POINT OF 8TH ORDER
  - P.O.9. = POINT OF 9TH ORDER
  - P.O.10. = POINT OF 10TH ORDER
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  - P.O.15. = POINT OF 15TH ORDER
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  - P.O.17. = POINT OF 17TH ORDER
  - P.O.18. = POINT OF 18TH ORDER
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  - P.O.93. = POINT OF 93RD ORDER
  - P.O.94. = POINT OF 94TH ORDER
  - P.O.95. = POINT OF 95TH ORDER
  - P.O.96. = POINT OF 96TH ORDER
  - P.O.97. = POINT OF 97TH ORDER
  - P.O.98. = POINT OF 98TH ORDER
  - P.O.99. = POINT OF 99TH ORDER
  - P.O.100. = POINT OF 100TH ORDER

SURVEY WEST

REVISIONS		
Date	Description	By
9-28-90	TIE-IN BLOC. P.C. "K" (67/55)	R.J.M.
1-15-91	BOUNDARY SURVEY (77/66-69)	R.J.M.
9-20-91	UPDATE (90/11) (90/11) (5-5)	R.J.M.
10-15-91	FINAL (90/11) (90/11) (5-5)	R.J.M.
5-1-92	UPDATE (90/11) (90/11) (5-5)	R.J.M.
5-13-92	ADD. WALK ALONG LYONS RD. (5-5)	R.J.M.
3-29-95	UPDATE SURVEY (181/70) (5-5)	M.S.
10-6-95	UPDATE AND REVISE SURVEY	M.S.

PARAMOUNT ENGINEERING GROUP  
ENGINEERS, ARCHITECTS PLANNERS, SURVEYORS

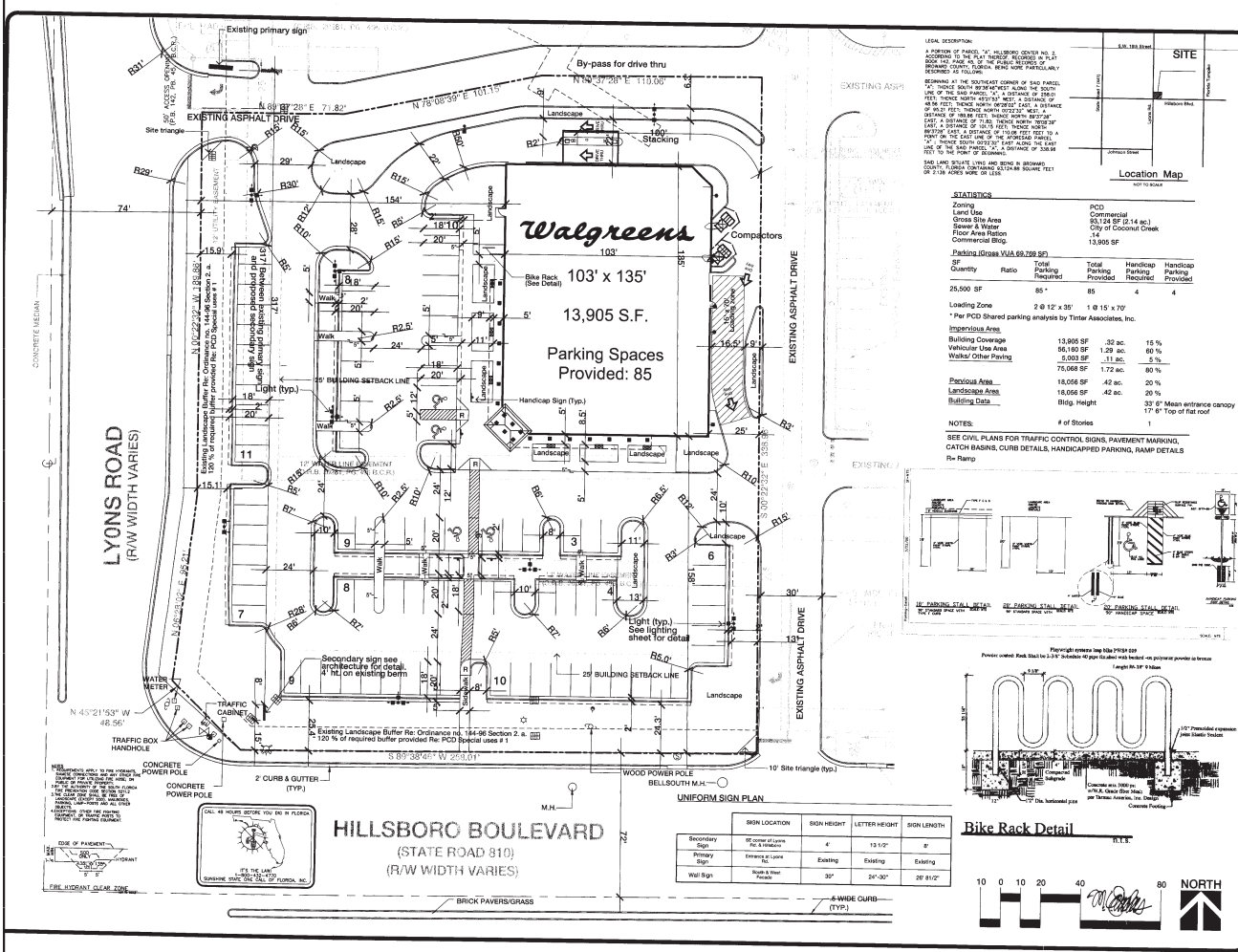


4400 N. FEDERAL HWY. SUITE 121, BOCA RATON, FLA. 33431 (407) 395-7805

Project <b>PARCEL "A" "HILLSBORO CENTER - PLAT No. 2"</b>		Project No.
Drawing <b>BOUNDARY SURVEY</b>		1951
Client FLEMING, HAILE, SHAW & GUNDLACH, P.A.	Surveyor FB/PG	
Date MAY 3, 1990	Drawn by R. J. M.	Scale 1" = 50'

# Exhibit Q

# APPROVED WALGREEN'S SITE PLAN



Revisions	By
11-19-01	KSK
12-05-01	KSK
12-18-01	KSK
4-25-02	KSK

FOG Development, Inc.  
6085 Lake Forest Drive, Suite 310  
Atlanta, Ga. 30328  
Tel (404) 303-1915 Fax (404) 303-1064

Market Place at Hillsboro  
**Walgreens**  
SITE PLAN  
Coconut Creek, Florida  
Sanders Planning Group, p.a. 2425 E. Commercial Blvd., #407 Ft. Lauderdale, FL 33308 (954) 491-8890

DRAWN  
KSK  
DATE  
9-25-01  
SCALE  
1"=200' 00"  
JOB NO.  
15001  
SHEET  
**SP-1**





